

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Shorewood/Normandy Park/ 49

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 541

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$134,000	\$284,500	\$418,500	\$449,600	93.1%	13.22%
2006 Value	\$141,100	\$300,800	\$441,900	\$449,600	98.3%	13.02%
Change	+\$7,100	+\$16,300	+\$23,400		+5.2%	-0.20%
% Change	+5.3%	+5.7%	+5.6%		+5.6%	-1.51%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -1.51% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$148,600	\$290,400	\$439,000
2006 Value	\$156,400	\$307,800	\$464,200
Percent Change	+5.2%	+6.0%	+5.7%

Number of one to three unit residences in the Population: 4493

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements whose age is greater than 50 years old are at a lower assessment level and require a higher adjustment than the overall alone.

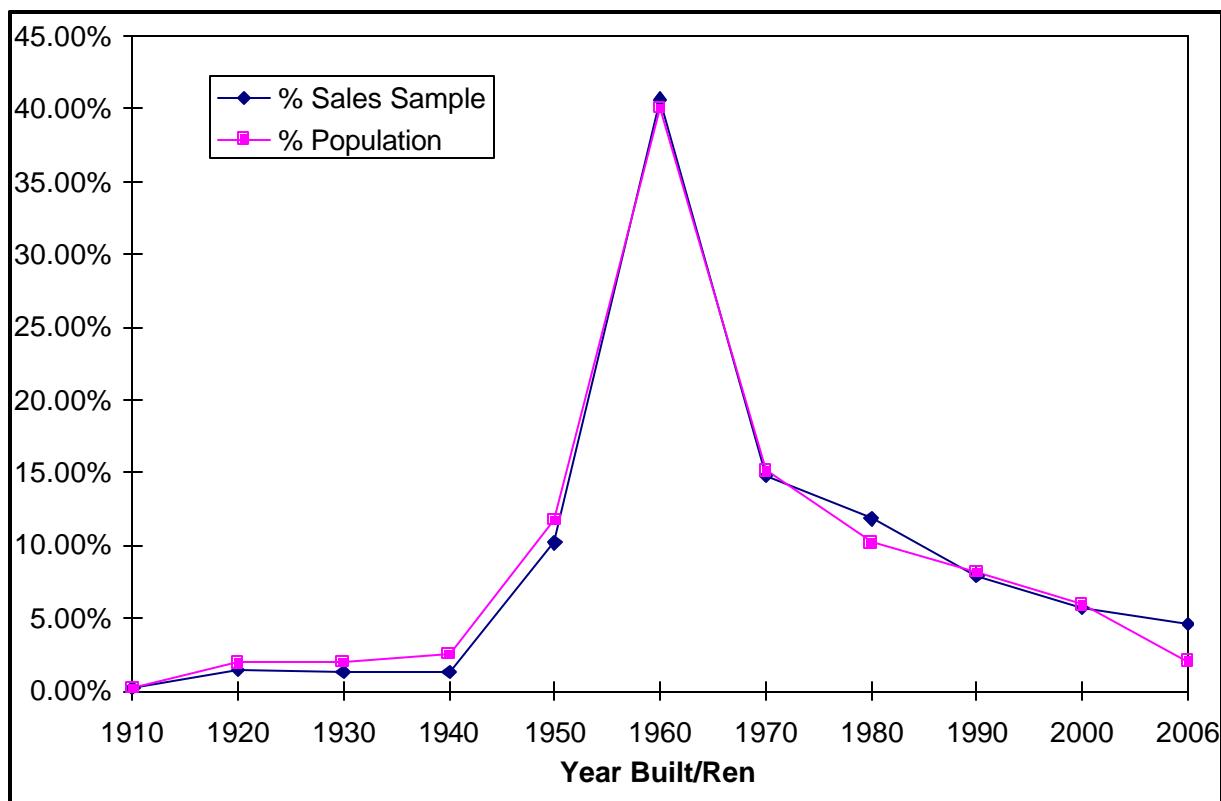
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.18%
1920	8	1.48%
1930	7	1.29%
1940	7	1.29%
1950	55	10.17%
1960	220	40.67%
1970	80	14.79%
1980	64	11.83%
1990	43	7.95%
2000	31	5.73%
2006	25	4.62%
	541	

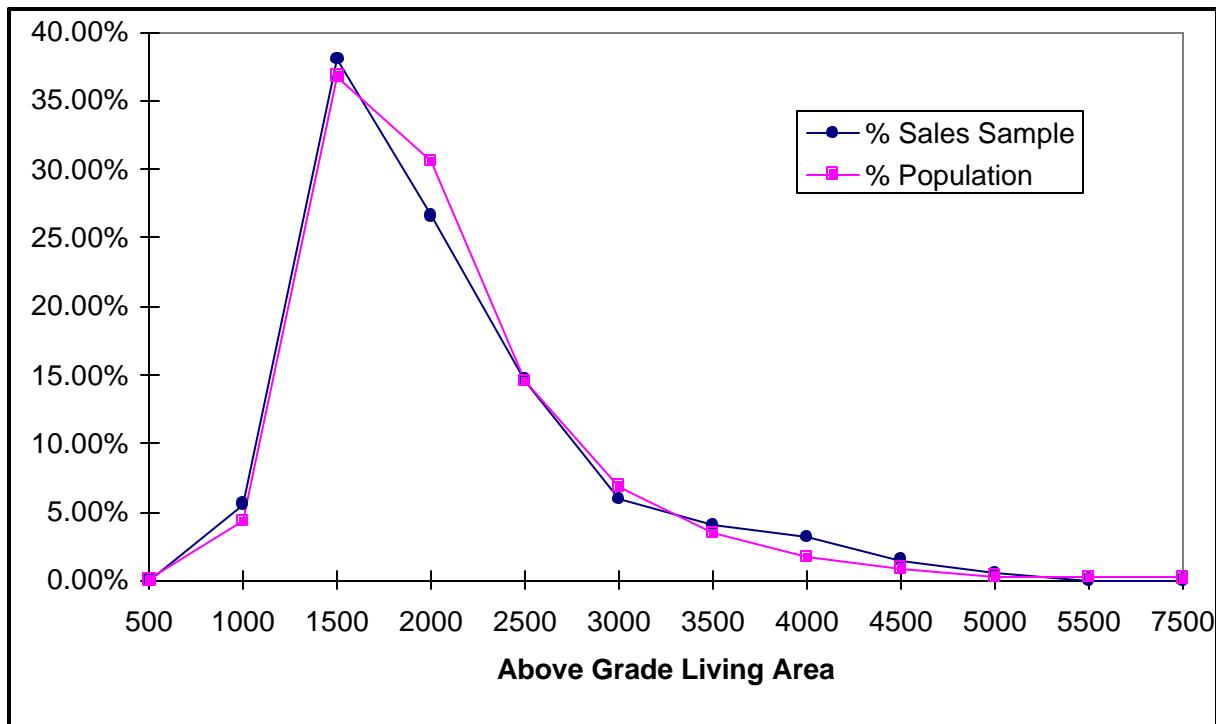
Population		
Year Built/Ren	Frequency	% Population
1910	9	0.20%
1920	87	1.94%
1930	90	2.00%
1940	116	2.58%
1950	528	11.75%
1960	1801	40.08%
1970	680	15.13%
1980	458	10.19%
1990	366	8.15%
2000	266	5.92%
2006	92	2.05%
	4493	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.07%
1000	30	5.55%	1000	196	4.36%
1500	206	38.08%	1500	1652	36.77%
2000	144	26.62%	2000	1375	30.60%
2500	79	14.60%	2500	653	14.53%
3000	32	5.91%	3000	310	6.90%
3500	22	4.07%	3500	155	3.45%
4000	17	3.14%	4000	77	1.71%
4500	8	1.48%	4500	40	0.89%
5000	3	0.55%	5000	13	0.29%
5500	0	0.00%	5500	10	0.22%
7500	0	0.00%	7500+	9	0.20%
	541			4493	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

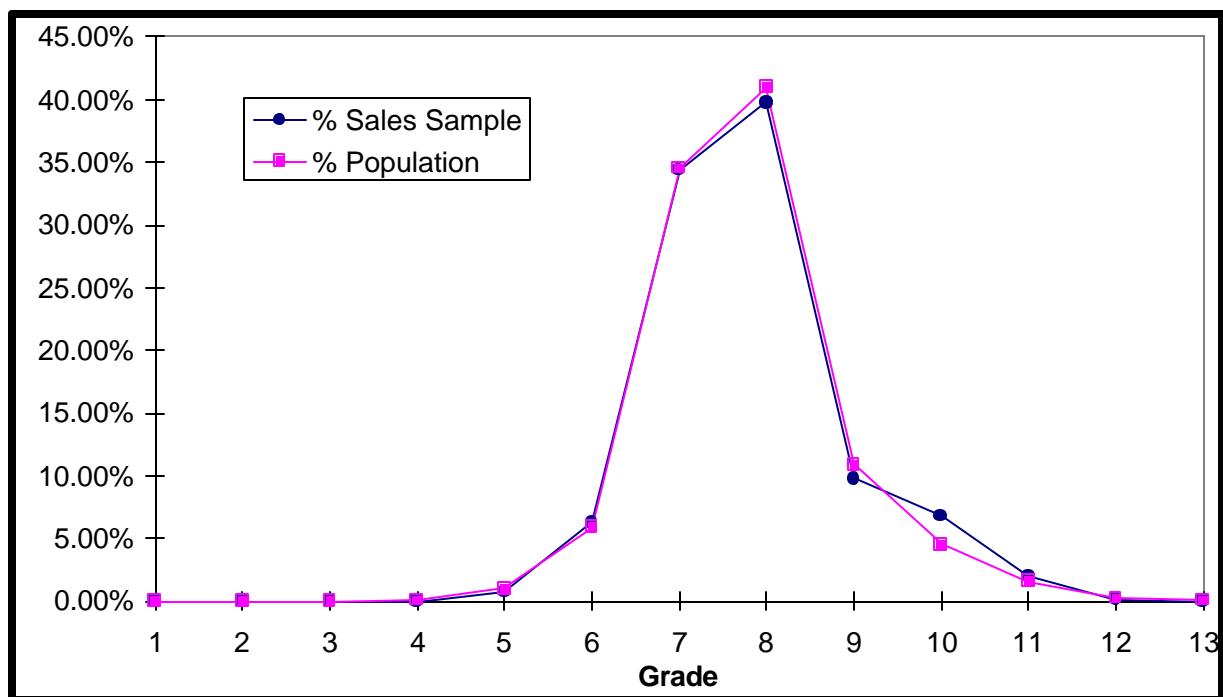
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.74%
6	34	6.28%
7	186	34.38%
8	215	39.74%
9	53	9.80%
10	37	6.84%
11	11	2.03%
12	1	0.18%
13	0	0.00%
541		

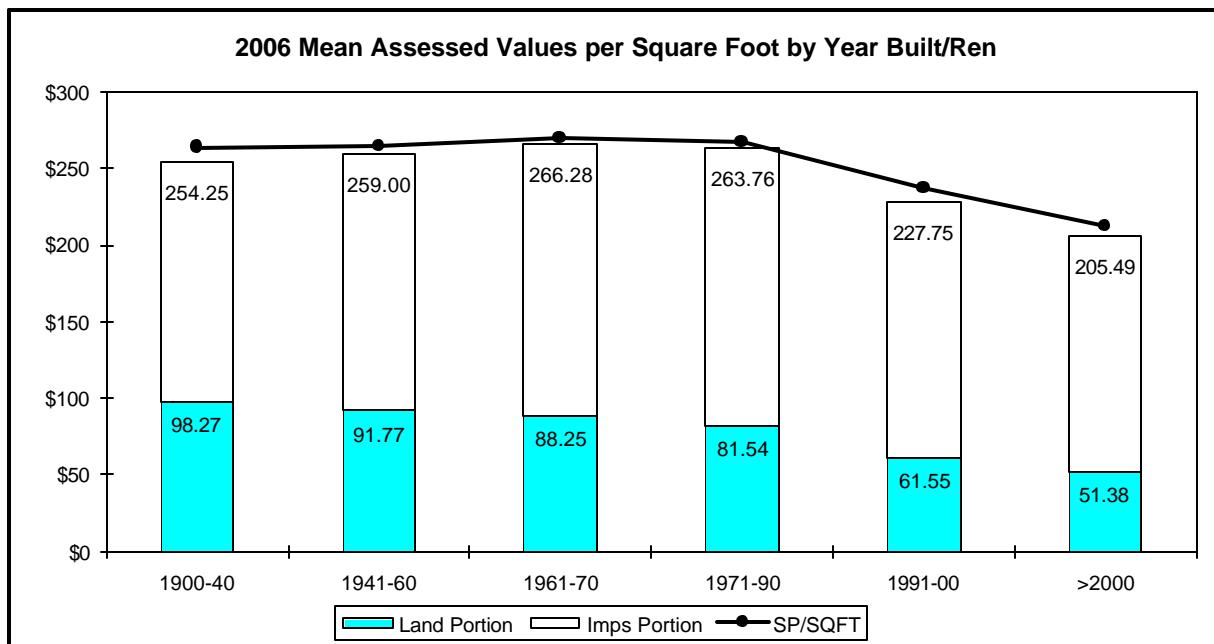
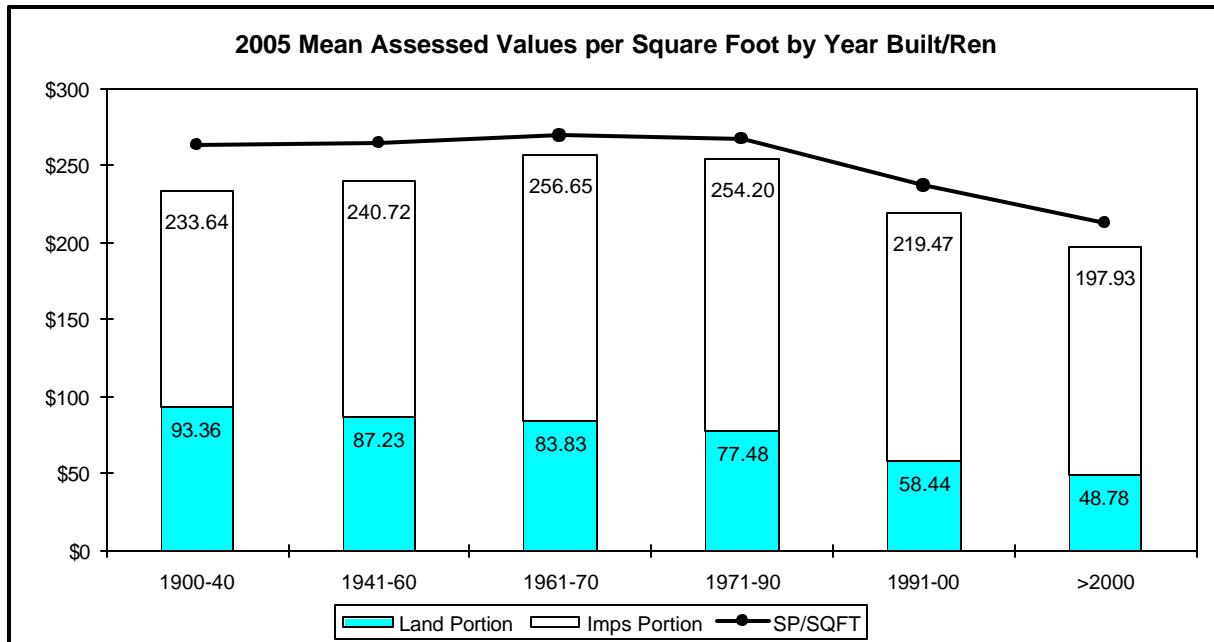
Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	4	0.09%
5	46	1.02%
6	265	5.90%
7	1553	34.56%
8	1842	41.00%
9	490	10.91%
10	203	4.52%
11	73	1.62%
12	12	0.27%
13	4	0.09%
4493		



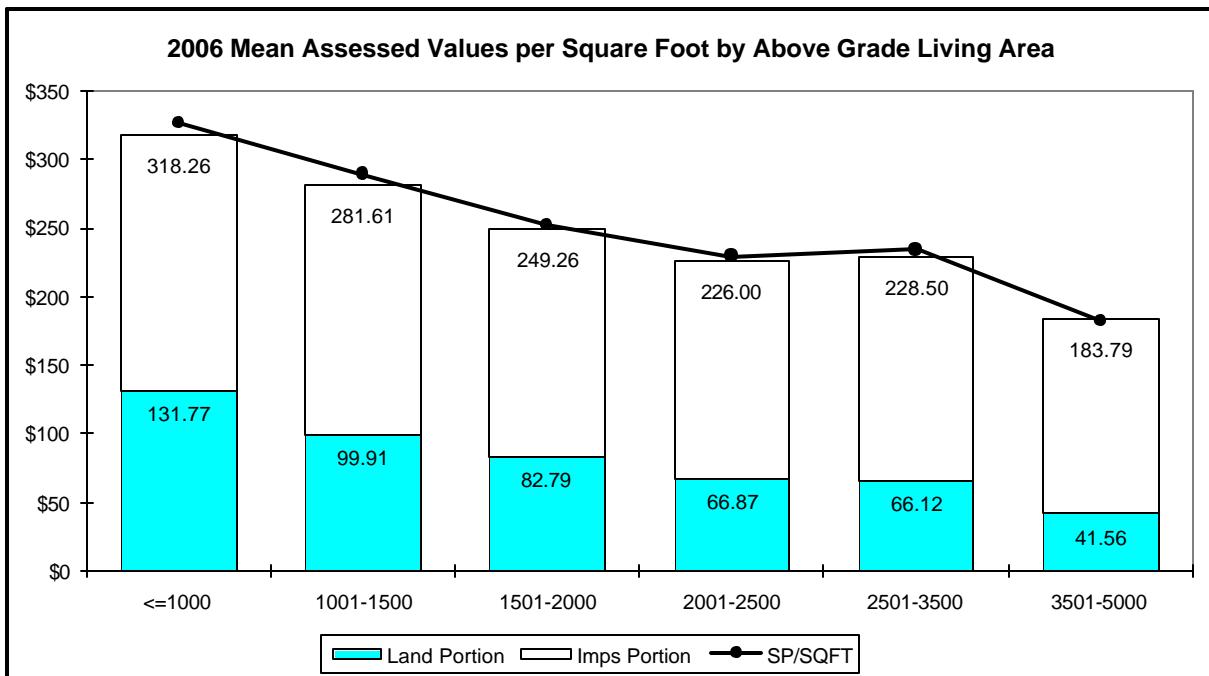
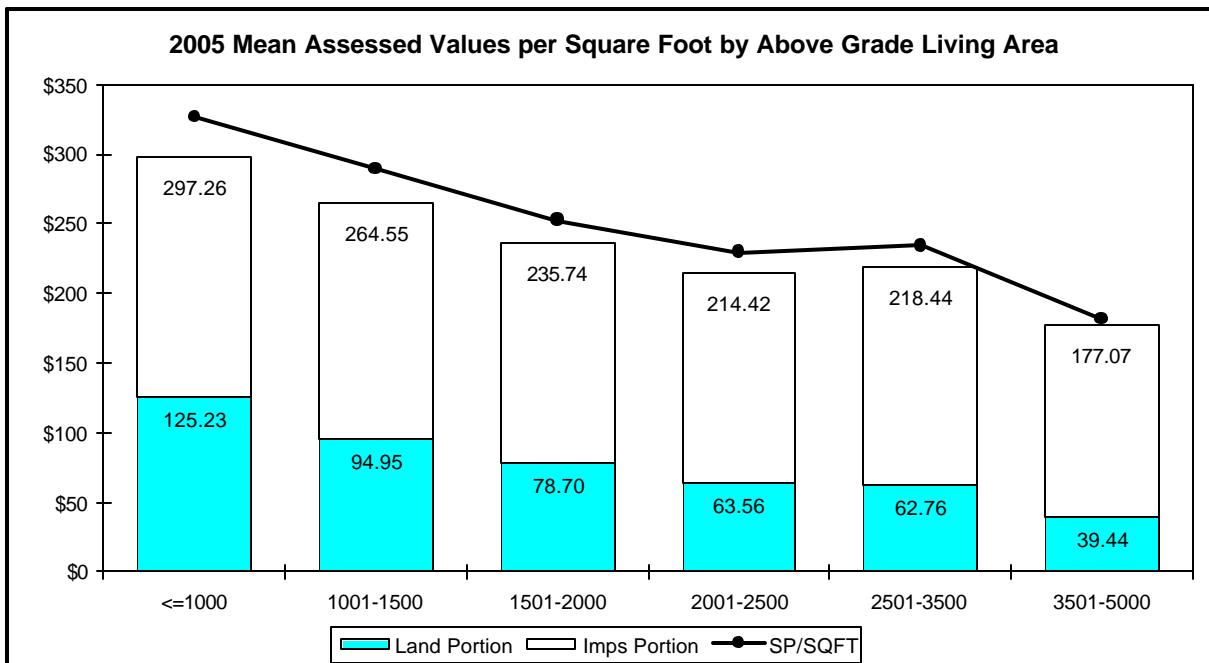
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



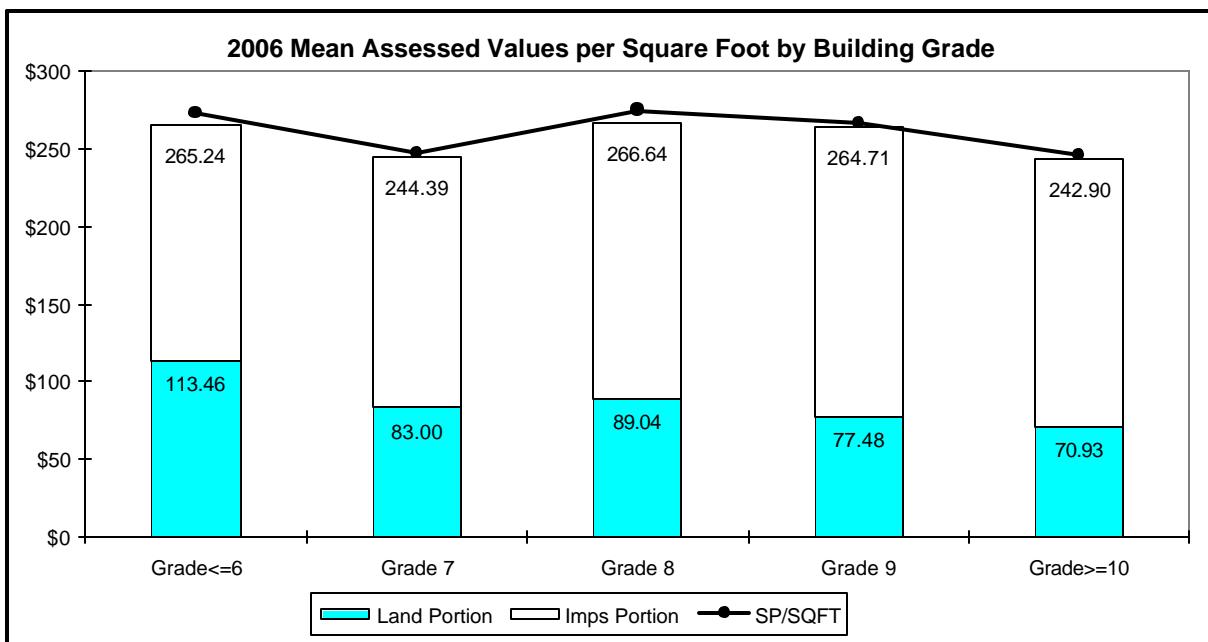
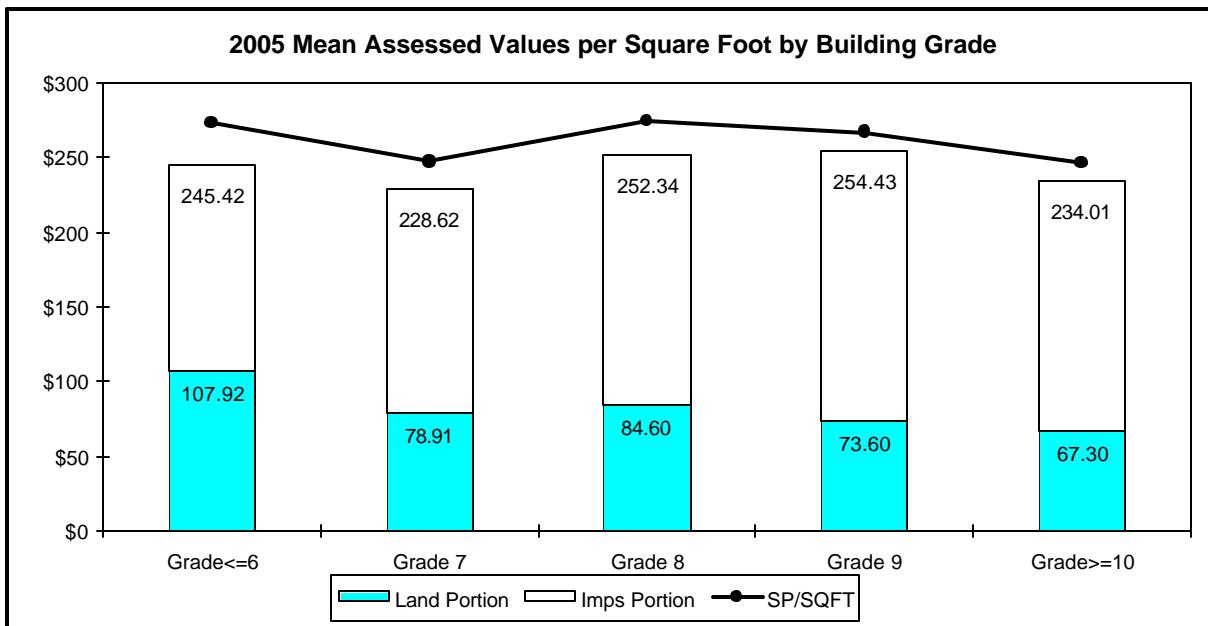
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 25 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.2% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.056, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 541 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements whose age is greater than 50 years old were at a lower assessment level. The model adjusts for these strata to improve the assessments level.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9626582 - 4.481385E-02 * \text{OldAge}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.057)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.057, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 49 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.88%

Old Age>50	Yes
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% Adjustment	5.07%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement whose age is greater than 50 years old would *approximately* receive a 8.95% upward adjustment (3.88% + 5.07%). There are 2039 parcels in the population that would receive this adjustment.

This model corrects for these strata differences.

There are no double adjustments.

55% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=6	38	0.894	0.968	8.2%	0.918	1.017
7	186	0.930	0.994	6.9%	0.975	1.013
8	215	0.919	0.971	5.7%	0.954	0.988
9	53	0.955	0.994	4.1%	0.959	1.028
>=10	49	0.956	0.992	3.8%	0.953	1.032
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1940	23	0.893	0.972	8.8%	0.906	1.037
1941-1960	275	0.911	0.980	7.6%	0.965	0.996
1961-1970	80	0.955	0.991	3.8%	0.963	1.019
1971-1990	107	0.958	0.994	3.8%	0.970	1.019
1991-2000	31	0.927	0.962	3.8%	0.911	1.012
>2000	25	0.938	0.973	3.8%	0.924	1.023
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=Average	362	0.934	0.981	5.0%	0.967	0.994
Good	160	0.928	0.991	6.8%	0.972	1.011
Very Good	19	0.898	0.964	7.4%	0.895	1.033
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	392	0.919	0.975	6.1%	0.962	0.988
1.5	34	0.949	1.018	7.3%	0.965	1.071
>=2	115	0.954	0.994	4.2%	0.971	1.018
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=1000	30	0.903	0.969	7.3%	0.923	1.015
1001-1500	206	0.916	0.975	6.4%	0.957	0.993
1501-2000	144	0.934	0.988	5.7%	0.967	1.009
2001-2500	79	0.934	0.984	5.4%	0.954	1.014
2501-3500	54	0.935	0.977	4.6%	0.942	1.012
3501-5000	28	0.973	1.010	3.8%	0.956	1.065

Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

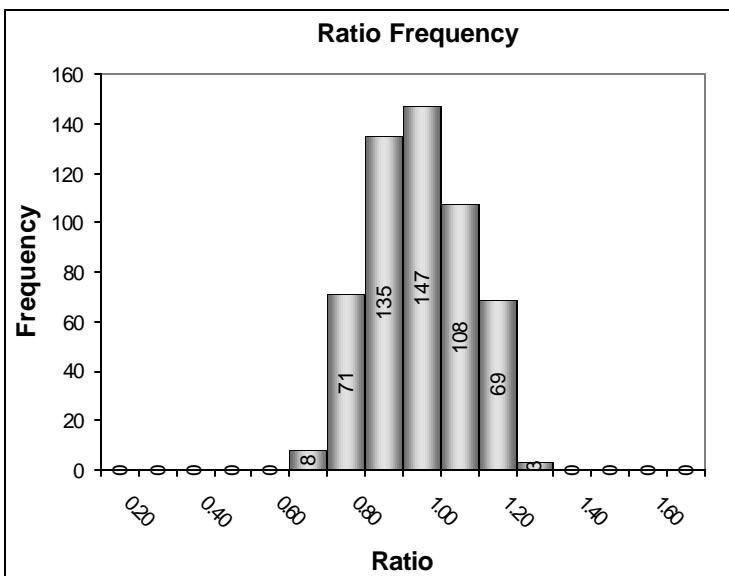
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	327	0.934	0.986	5.6%	0.972	1.000
Y	214	0.928	0.980	5.6%	0.963	0.997
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	513	0.931	0.984	5.6%	0.973	0.995
Y	28	0.928	0.975	5.0%	0.920	1.030
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	187	0.926	0.980	5.8%	0.962	0.997
8	354	0.933	0.985	5.5%	0.971	0.999
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5000-12000	252	0.936	0.994	6.2%	0.978	1.010
12001-16000	150	0.935	0.983	5.1%	0.962	1.004
16001-20000	69	0.937	0.984	5.1%	0.954	1.015
20001-30000	41	0.913	0.962	5.4%	0.923	1.002
30001-43559	16	0.902	0.963	6.8%	0.888	1.037
1AC-3AC	13	0.899	0.942	4.7%	0.859	1.024
Age > 50 Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	305	0.950	0.986	3.8%	0.971	1.000
Y	236	0.899	0.979	8.8%	0.961	0.996

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: SW/ Team-1	Lien Date: 01/01/2005	Date of Report: 4/18/2006	Sales Dates: 1/2003 - 12/2005
Area Shorewood/Normandy Park	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	541		
Mean Assessed Value	418,500		
Mean Sales Price	449,600		
Standard Deviation AV	177,245		
Standard Deviation SP	196,108		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.943		
Median Ratio	0.942		
Weighted Mean Ratio	0.931		
UNIFORMITY			
Lowest ratio	0.655		
Highest ratio:	1.232		
Coefficient of Dispersion	10.98%		
Standard Deviation	0.125		
Coefficient of Variation	13.22%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.925		
<i>Upper limit</i>	0.956		
95% Confidence: Mean			
<i>Lower limit</i>	0.933		
<i>Upper limit</i>	0.954		
SAMPLE SIZE EVALUATION			
N (population size)	4493		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	541		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	271		
# ratios above mean:	270		
<i>Z:</i>	0.043		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



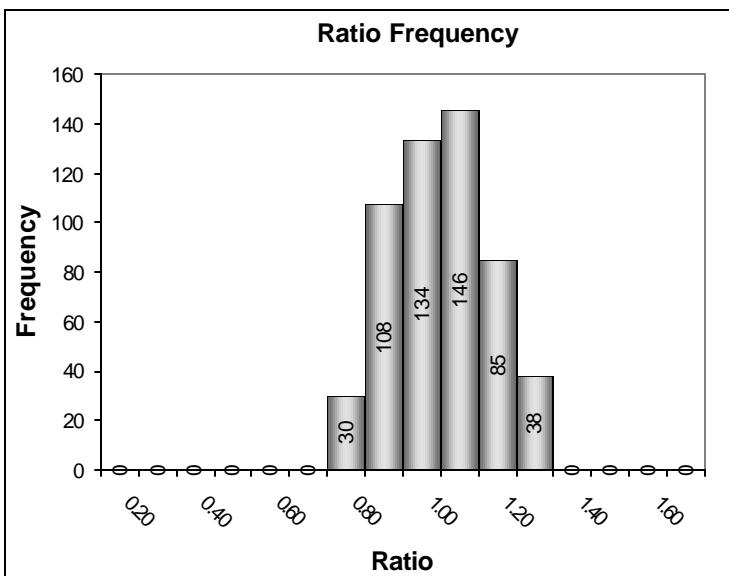
COMMENTS:

1 to 3 Unit Residences throughout area 49

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: SW/ Team-1	Lien Date: 01/01/2006	Date of Report: 4/18/2006	Sales Dates: 1/2003 - 12/2005
Area Shorewood/Normandy Park	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	541		
Mean Assessed Value	441,900		
Mean Sales Price	449,600		
Standard Deviation AV	183,203		
Standard Deviation SP	196,108		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.983		
UNIFORMITY			
Lowest ratio	0.712		
Highest ratio:	1.297		
Coefficient of Dispersion	10.78%		
Standard Deviation	0.130		
Coefficient of Variation	13.02%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.016		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	4493		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	541		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	268		
# ratios above mean:	273		
<i>Z:</i>	0.215		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 49

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	296680	0065	5/18/04	\$149,000	670	0	5	1929	4	6867	N	N	15223 22ND AV SW
003	143080	0290	9/27/03	\$184,950	840	0	5	1948	4	7270	N	N	1408 SW 144TH PL
003	783580	0190	10/31/03	\$202,000	1290	0	5	1998	3	9895	N	N	13049 12TH AV SW
003	711000	0036	6/23/04	\$341,000	520	680	6	1959	4	11408	Y	N	3317 SW SEOLA LN
003	233880	0161	7/20/05	\$225,000	910	480	6	1946	2	7788	N	N	15409 21ST AV SW
003	810360	0160	11/3/03	\$234,050	980	120	6	1954	3	10800	N	N	11267 29TH AV SW
003	810300	0040	9/21/04	\$266,500	990	720	6	1942	3	13050	N	N	11245 26TH AV SW
003	447580	0046	11/26/05	\$305,000	1100	0	6	1955	3	6783	N	N	2216 SW 154TH ST
003	447580	0046	5/13/03	\$217,000	1100	0	6	1955	3	6783	N	N	2216 SW 154TH ST
003	447580	0065	9/7/04	\$322,250	1100	750	6	1934	4	6100	Y	N	2233 SW 154TH ST
003	773660	0010	4/27/04	\$309,950	1210	0	6	1915	4	17786	N	N	12843 14TH AV SW
003	433140	0090	8/4/04	\$200,000	1430	0	6	1953	3	8960	N	N	14224 11TH AV SW
003	810360	0007	7/31/03	\$335,500	1460	0	6	1954	4	10010	N	N	11203 28TH AV SW
003	763580	0941	4/26/04	\$230,000	1530	0	6	1913	3	7200	N	N	14975 21ST AV SW
003	433140	0370	6/23/04	\$246,000	860	260	7	1953	3	9320	N	N	14323 12TH AV SW
003	632600	0120	7/17/03	\$299,975	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
003	184200	0010	11/22/04	\$224,950	940	0	7	1948	3	6000	N	N	11509 26TH AV SW
003	233880	0110	4/14/04	\$259,000	940	320	7	1971	2	7788	N	N	15402 22ND AV SW
003	632600	0025	1/27/04	\$237,000	960	0	7	1954	3	7200	N	N	11526 29TH AV SW
003	810360	0065	3/8/05	\$255,000	980	0	7	1954	3	10800	N	N	11264 29TH AV SW
003	296680	0040	7/24/03	\$299,000	980	560	7	1952	3	5700	Y	N	2209 SW 152ND ST
003	632600	0050	3/10/05	\$245,000	990	0	7	1955	3	7200	N	N	11519 29TH AV SW
003	632600	0050	1/15/03	\$190,000	990	0	7	1955	3	7200	N	N	11519 29TH AV SW
003	184200	0311	7/26/04	\$275,000	1000	1000	7	1952	3	12000	N	N	11609 26TH AV SW
003	777420	0186	10/1/05	\$330,000	1020	420	7	1963	3	8300	N	N	12205 21ST AV SW
003	184200	0160	8/9/05	\$340,000	1030	0	7	1954	3	7843	Y	N	11534 28TH AV SW
003	242303	9078	5/10/04	\$269,000	1040	0	7	1925	4	12627	N	N	1604 SW 146TH ST
003	354160	0245	4/30/04	\$299,950	1050	800	7	1969	3	10325	N	N	1634 SW 140TH ST
003	296680	0005	7/22/03	\$299,950	1050	220	7	1952	4	5400	Y	N	15206 MAPLEWILD AV SW
003	783580	0135	12/15/04	\$278,000	1060	340	7	1958	3	8400	N	N	1329 SW 130TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	122303	9145	12/1/03	\$357,000	1060	1060	7	1951	3	6980	Y	N	11934 28TH AV SW
003	433140	0115	11/23/04	\$250,000	1070	1000	7	1953	3	10125	N	N	14219 11TH AV SW
003	632700	0160	2/16/05	\$329,000	1080	730	7	1955	4	6094	N	N	11524 30TH PL SW
003	632700	0130	4/16/03	\$285,000	1080	730	7	1955	4	8000	N	N	11560 30TH PL SW
003	777420	0226	5/6/03	\$355,000	1080	570	7	1948	4	23000	Y	N	2106 SW 122ND PL
003	433220	0065	10/5/04	\$312,000	1090	440	7	1954	3	19000	N	N	1434 SW 143RD ST
003	638560	0041	1/30/03	\$213,500	1090	550	7	1957	3	7600	N	N	1511 SW 130TH ST
003	763680	0342	5/18/04	\$571,330	1110	1110	7	1995	3	9500	Y	Y	14913 28TH AV SW
003	296680	0030	12/12/05	\$370,000	1130	700	7	1946	3	10096	Y	N	15236 MAPLEWILD AV SW
003	778400	0170	8/24/04	\$355,000	1150	0	7	1953	3	9000	Y	N	12144 SHOREWOOD DR SW
003	433140	0170	7/15/05	\$230,000	1180	0	7	1952	3	11050	N	N	14316 12TH AV SW
003	632700	0140	8/23/04	\$321,500	1190	340	7	1954	4	9700	N	N	11550 30TH PL SW
003	122303	9111	11/3/03	\$449,950	1200	960	7	1948	4	15000	Y	N	2313 SW 120TH ST
003	885900	0045	4/27/04	\$370,000	1210	970	7	1959	3	8480	Y	N	11845 26TH AV SW
003	632600	0045	7/18/05	\$210,000	1210	0	7	1954	4	7200	N	N	11515 29TH AV SW
003	632700	0155	6/24/04	\$333,950	1220	220	7	1955	5	6225	N	N	11530 30TH PL SW
003	777420	0095	12/1/04	\$495,000	1230	0	7	1948	3	15901	Y	N	12122 25TH AV SW
003	184200	0050	8/29/05	\$280,000	1240	0	7	1953	3	7500	N	N	11516 27TH AV SW
003	433140	0185	11/3/03	\$235,000	1240	0	7	1955	3	10260	N	N	14240 12TH AV SW
003	184200	0015	9/9/03	\$230,000	1240	0	7	1948	3	6000	N	N	11515 26TH AV SW
003	783580	0018	4/21/05	\$429,500	1240	650	7	1972	4	10695	N	N	12804 14TH AV SW
003	763580	1013	11/22/04	\$295,000	1250	0	7	1954	3	10920	N	N	2107 SW 146TH ST
003	810360	0055	12/10/03	\$286,950	1260	670	7	1954	3	8540	N	N	11415 28TH AV SW
003	433140	0080	9/10/03	\$249,950	1270	800	7	1955	3	8960	N	N	14240 11TH AV SW
003	632600	0175	1/26/05	\$305,000	1270	1270	7	1957	4	7200	N	N	11609 28TH AV SW
003	632600	0175	12/12/03	\$275,000	1270	1270	7	1957	4	7200	N	N	11609 28TH AV SW
003	638560	0075	12/3/03	\$166,500	1280	0	7	1957	2	8400	N	N	1421 SW 130TH ST
003	610240	0120	10/20/04	\$415,000	1290	950	7	1962	4	16300	Y	N	15212 27TH AV SW
003	763740	0140	7/21/04	\$325,000	1330	850	7	1946	3	21814	N	N	2010 SW 146TH ST
003	632700	0085	7/14/03	\$290,000	1330	940	7	1954	4	12794	N	N	11421 30TH PL SW
003	885900	0050	1/21/05	\$460,000	1350	510	7	1955	4	9600	Y	N	11837 26TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	763580	1460	6/29/04	\$247,500	1350	0	7	1918	4	14000	N	N	14678 22ND AV SW
003	273160	0100	6/3/04	\$325,000	1370	0	7	1947	3	9200	N	N	14953 22ND AV SW
003	433140	0301	9/28/05	\$345,000	1370	860	7	1963	3	9600	N	N	14105 12TH AV SW
003	433140	0301	4/21/03	\$260,000	1370	860	7	1963	3	9600	N	N	14105 12TH AV SW
003	632600	0015	5/25/05	\$289,950	1390	0	7	1954	4	7200	N	N	11514 29TH AV SW
003	763580	1371	11/25/03	\$379,000	1400	760	7	1921	4	19400	Y	N	2609 SW 149TH PL
003	632600	0030	9/14/04	\$255,000	1410	0	7	1954	3	9600	N	N	11536 29TH AV SW
003	354170	0170	7/7/04	\$285,000	1420	0	7	1966	3	16000	N	N	13843 17TH AV SW
003	233880	0135	5/27/04	\$329,000	1430	0	7	1926	5	7847	Y	N	15434 22ND AV SW
003	778440	0100	11/13/03	\$517,500	1440	1160	7	1948	4	9000	Y	N	12237 MARINE VIEW DR SW
003	763580	1032	9/23/04	\$275,000	1470	0	7	1953	4	6500	N	N	14429 22ND AV SW
003	810300	0116	10/6/04	\$331,600	1520	0	7	1959	4	7200	N	N	2621 SW 114TH ST
003	632700	0210	8/10/04	\$329,500	1550	580	7	1954	3	6660	N	N	2903 SW 115TH ST
003	122303	9237	4/21/03	\$370,000	1550	400	7	1961	3	9280	Y	N	11916 28TH AV SW
003	632600	0160	5/17/04	\$255,000	1550	0	7	1955	3	7200	N	N	2923 SW 116TH ST
003	783580	0196	11/5/04	\$228,500	1560	0	7	1962	3	7810	N	N	1217 SW 130TH LN
003	777920	0395	6/13/03	\$395,000	1590	0	7	1957	3	9800	Y	N	12882 SHORE CREST DR SW
003	783580	0130	7/3/03	\$246,950	1590	0	7	1958	4	11760	N	N	13005 13TH AV SW
003	273160	0140	11/18/05	\$375,000	1600	0	7	1920	4	9200	N	N	14928 22ND AV SW
003	778400	0095	8/1/05	\$490,000	1610	0	7	1954	4	11400	Y	N	12046 STANDRING CT SW
003	810300	0045	1/24/03	\$235,000	1610	0	7	1942	4	10200	N	N	11251 26TH AV SW
003	273160	0110	8/17/04	\$330,000	1650	180	7	1918	3	12100	N	N	14933 22ND AV SW
003	777920	0390	3/15/05	\$419,950	1660	550	7	1951	3	10500	Y	N	12841 SHOREWOOD DR SW
003	354160	0100	11/3/05	\$390,000	1680	0	7	1967	4	10150	N	N	13816 16TH AV SW
003	354160	0100	9/1/04	\$324,000	1680	0	7	1967	4	10150	N	N	13816 16TH AV SW
003	433140	0235	8/27/04	\$264,000	1720	0	7	1991	3	7400	N	N	1018 SW 142ND ST
003	433220	0040	10/27/05	\$285,000	1760	380	7	1954	2	11780	N	N	14303 13TH AV SW
003	763580	1005	9/22/03	\$370,000	1770	0	7	1959	4	8400	N	N	14603 21ST AV SW
003	632700	0230	3/30/04	\$320,000	2090	260	7	1955	4	7538	N	N	11424 30TH PL SW
003	810360	0125	7/8/05	\$390,000	2120	0	7	1955	3	12600	N	N	11217 29TH AV SW
003	273160	0030	3/26/04	\$365,000	2250	0	7	1949	4	7700	N	N	15004 24TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	783580	0047	5/7/04	\$420,000	2410	0	7	1985	3	9000	Y	N	12813 14TH AV SW
003	810300	0050	1/31/05	\$370,000	2700	0	7	1992	3	8400	N	N	11257 26TH AV SW
003	783580	0220	6/7/04	\$380,000	3140	0	7	1996	3	17591	Y	N	13205 12TH AV SW
003	354160	0320	2/18/05	\$326,000	610	900	8	1978	4	14400	Y	N	13773 16TH AV SW
003	250900	0070	4/29/03	\$269,000	930	810	8	1977	3	9018	N	N	3038 SW 116TH PL
003	777420	0065	6/7/04	\$470,000	1030	1030	8	1950	4	17073	Y	N	12119 25TH AV SW
003	777420	0050	5/23/05	\$505,000	1090	0	8	1942	3	13050	Y	N	12230 MARINE VIEW DR SW
003	778440	0070	3/10/05	\$520,000	1150	590	8	1958	4	9500	Y	N	12258 SHOREWOOD DR SW
003	447700	0260	1/4/05	\$600,000	1160	1010	8	1963	4	19490	Y	N	15733 25TH AV SW
003	354160	0235	10/11/04	\$318,500	1220	680	8	1963	3	10225	N	N	13836 17TH AV SW
003	763580	1344	4/14/05	\$360,000	1250	0	8	1968	3	12099	N	N	14926 24TH AV SW
003	250900	0210	2/12/03	\$324,950	1250	1250	8	1963	3	8361	N	N	3005 SW 116TH PL
003	354160	0085	8/6/03	\$305,000	1270	550	8	1959	3	9500	Y	N	13772 16TH AV SW
003	354160	0470	3/19/03	\$283,000	1270	880	8	1960	3	12300	N	N	13639 17TH AV SW
003	354160	0350	9/22/05	\$493,000	1280	1200	8	1966	4	10100	Y	N	13735 16TH AV SW
003	763580	1092	5/1/03	\$306,900	1280	750	8	1965	4	8820	N	N	14648 24TH AV SW
003	778400	0090	6/15/05	\$645,000	1310	540	8	1953	3	9906	Y	N	12040 STANDRING CT SW
003	778400	0090	8/3/04	\$550,000	1310	540	8	1953	3	9906	Y	N	12040 STANDRING CT SW
003	354160	0030	11/26/03	\$384,000	1320	1300	8	1963	3	9900	Y	N	1431 SW 137TH ST
003	763580	1424	12/20/04	\$360,000	1320	400	8	1953	4	11850	N	N	2449 SW 150TH ST
003	354160	0225	3/23/05	\$356,950	1340	460	8	1965	3	10325	N	N	13828 17TH AV SW
003	354160	0400	6/1/04	\$375,000	1370	600	8	1966	3	15666	Y	N	13660 18TH AV SW
003	433220	0007	5/14/04	\$322,000	1370	650	8	1971	3	9775	N	N	14020 13TH AV SW
003	777420	0080	12/6/05	\$525,000	1370	820	8	1950	4	13950	Y	N	12141 25TH AV SW
003	354160	0405	6/19/03	\$377,000	1370	770	8	1968	4	15950	Y	N	13666 18TH AV SW
003	354160	0340	9/18/03	\$374,000	1380	970	8	1965	3	11500	Y	N	13749 16TH AV SW
003	179500	0020	1/18/05	\$487,500	1420	620	8	1975	3	9000	Y	N	1909 SW COVE POINT RD
003	179500	0020	9/18/03	\$399,000	1420	620	8	1975	3	9000	Y	N	1909 SW COVE POINT RD
003	763800	0150	6/30/03	\$470,000	1450	2180	8	1966	3	15600	Y	N	2625 SW 151ST PL
003	778400	0200	6/8/04	\$499,000	1450	770	8	1950	4	9750	Y	N	12129 MARINE VIEW DR SW
003	914510	0030	6/3/04	\$449,000	1470	700	8	1966	4	10200	Y	N	11906 27TH PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	810360	0020	7/20/04	\$380,000	1480	640	8	1955	3	13370	N	N	11223 28TH AV SW
003	296680	0025	4/2/04	\$354,950	1480	670	8	1965	3	8839	N	N	15232 MAPLEWILD AV SW
003	122303	9161	9/22/04	\$520,000	1480	0	8	1952	4	9296	Y	N	11926 28TH AV SW
003	242303	9177	10/21/04	\$426,995	1490	900	8	1966	3	18730	N	N	14430 18TH AV SW
003	360660	0015	6/28/04	\$418,000	1540	0	8	1949	4	22400	Y	N	14330 23RD AV SW
003	778440	0060	2/7/05	\$515,000	1570	800	8	1952	4	9000	Y	N	12248 SHOREWOOD DR SW
003	273160	0080	6/16/04	\$455,000	1580	970	8	1975	3	9200	N	N	14981 22ND AV SW
003	354160	0480	6/9/04	\$425,000	1580	1440	8	1963	3	11758	Y	N	13621 18TH AV SW
003	778400	0350	10/11/04	\$447,500	1580	900	8	1953	3	11229	Y	N	12203 MARINE VIEW DR SW
003	250900	0200	1/28/04	\$310,000	1600	900	8	1964	3	7849	N	N	3011 SW 116TH PL
003	711000	0007	6/20/05	\$400,000	1600	820	8	1955	4	11070	Y	N	11905 30TH AV SW
003	777380	0015	7/21/04	\$547,000	1620	800	8	1952	4	11120	Y	N	12005 26TH AV SW
003	122303	9244	9/24/04	\$400,000	1650	1650	8	1962	3	10500	Y	N	11811 26TH AV SW
003	242303	9132	9/7/05	\$450,000	1660	0	8	2005	3	52300	N	N	1602 SW 146TH ST
003	778160	0010	5/7/04	\$850,000	1660	1480	8	1956	3	7980	Y	Y	12705 STANDRING LN SW
003	763240	0080	4/25/05	\$895,000	1760	0	8	1953	3	38285	Y	Y	15631 MAPLEWILD AV SW
003	778400	0382	6/9/05	\$486,750	1850	0	8	1951	4	12500	Y	N	11926 MARINE VIEW DR SW
003	360660	0005	4/8/03	\$379,500	1980	0	8	1950	4	17000	N	N	14350 22ND AV SW
003	778400	0085	4/1/04	\$515,000	2040	1170	8	1987	3	12329	Y	N	12027 MARINE VIEW DR SW
003	447580	0020	6/1/05	\$429,950	2060	0	8	1997	3	6464	N	N	2116 SW 154TH ST
003	360660	0060	12/22/04	\$507,500	2120	1000	8	1948	3	9900	Y	N	14331 22ND AV SW
003	763580	1190	8/12/03	\$440,000	2120	240	8	1915	4	11400	N	N	2405 SW 144TH PL
003	143080	0289	11/29/04	\$345,000	2130	0	8	2001	3	8911	N	N	1406 SW 144TH PL
003	778400	0140	4/5/05	\$550,000	2190	0	8	1955	5	9000	N	N	12104 SHOREWOOD DR SW
003	778400	0380	4/30/04	\$352,000	2200	0	8	1950	3	13800	Y	N	11920 MARINE VIEW DR SW
003	233880	0155	9/9/05	\$419,000	2220	0	8	1980	3	7847	N	N	15456 22ND AV SW
003	777380	0070	12/2/05	\$490,000	2240	0	8	1954	4	9137	Y	N	12144 MARINE VIEW DR SW
003	447700	0032	1/19/05	\$385,000	2280	0	8	1959	4	10000	N	N	15916 22ND AV SW
003	777920	0260	12/5/05	\$830,000	2300	1530	8	1956	3	12500	Y	N	12843 SHORE CREST DR SW
003	777920	0260	3/4/04	\$650,000	2300	1530	8	1956	3	12500	Y	N	12843 SHORE CREST DR SW
003	610240	0130	4/15/04	\$515,000	2400	500	8	1986	3	6587	Y	N	2714 SW 152ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	610240	0165	7/1/04	\$775,000	2510	1300	8	1962	4	17750	Y	Y	15221 28TH AV SW
003	763580	1105	4/18/05	\$510,000	2690	0	8	2004	3	13050	N	N	14671 22ND AV SW
003	763740	0100	7/27/04	\$505,000	2870	0	8	2004	3	15000	N	N	2108 SW 146TH ST
003	354160	0260	8/5/05	\$599,000	2979	837	8	2004	3	10947	N	N	1616 SW 140TH ST
003	242303	9124	11/10/03	\$850,000	2980	0	8	1963	3	9150	Y	Y	2681 SW 151ST PL
003	763680	0042	3/24/05	\$585,000	3010	1510	8	1930	4	12489	N	Y	2406 SW 144TH ST
003	122303	9094	1/26/04	\$800,000	1400	1190	9	1964	3	6180	Y	Y	12055 30TH AV SW
003	778400	0020	8/16/04	\$650,950	1600	1540	9	1988	3	13490	Y	N	11931 MARINE VIEW DR SW
003	778440	0035	7/20/05	\$657,000	1760	350	9	1960	4	8700	Y	N	12273 SHOREWOOD DR SW
003	179500	0030	7/6/04	\$532,000	1780	0	9	1972	3	10000	Y	N	1915 SW COVE POINT RD
003	777420	0060	7/12/04	\$770,000	1930	1750	9	1962	4	14414	Y	N	12250 MARINE VIEW DR SW
003	777420	0035	6/23/04	\$477,000	1970	0	9	1958	4	12500	Y	N	12202 MARINE VIEW DR SW
003	777920	0105	4/13/04	\$550,000	2000	420	9	1967	3	9000	Y	N	12623 SHOREWOOD DR SW
003	777920	0300	1/15/04	\$540,000	2180	0	9	1955	3	11808	Y	N	12885 SHORE CREST DR SW
003	122303	9187	10/25/04	\$915,000	2180	340	9	1976	3	27125	Y	Y	12556 SHOREWOOD LN SW
003	296680	0035	7/25/03	\$530,000	2190	1120	9	1992	3	9943	Y	N	15240 MAPLEWILD AV SW
003	914510	0050	2/17/04	\$509,500	2190	1380	9	1978	3	9400	Y	N	11920 27TH PL SW
003	433220	0036	10/5/04	\$399,990	2420	730	9	1998	3	13342	N	N	14221 13TH AV SW
003	354160	0390	6/23/04	\$595,000	2480	780	9	1986	3	9840	Y	N	13644 18TH AV SW
003	778400	0291	6/28/04	\$649,000	2580	930	9	1985	3	12664	Y	N	12205 SHOREWOOD DR SW
003	711000	0053	9/27/05	\$1,300,000	2680	0	9	1991	3	18902	Y	Y	3323 SW SEOLA LN
003	433220	0017	3/25/05	\$520,000	2900	0	9	1998	3	12985	N	N	14003 13TH AV SW
003	777420	0195	11/8/05	\$545,000	3340	0	9	1986	3	15000	N	N	2123 SW 120TH ST
003	777420	0190	8/9/05	\$875,000	3670	0	9	1997	3	14921	N	N	2221 SW 120TH ST
003	777420	0190	8/11/03	\$610,000	3670	0	9	1997	3	14921	N	N	2221 SW 120TH ST
003	447700	0176	8/27/03	\$557,000	1430	830	10	1979	3	9704	Y	N	15829 23RD AV SW
003	763800	0110	2/11/04	\$615,900	1530	1350	10	1968	4	14500	Y	N	2665 SW 151ST PL
003	777420	0208	6/11/04	\$575,000	2080	1190	10	1991	3	8856	Y	N	12109 24TH PL SW
003	763800	0170	4/11/03	\$510,000	2100	540	10	1967	3	12700	Y	N	2605 SW 151ST ST
003	778440	0006	3/15/05	\$1,410,000	2500	1480	10	2004	3	16620	Y	Y	12249 SHOREWOOD LN SW
003	763800	0050	8/9/04	\$550,000	2760	490	10	1977	3	13400	Y	N	2660 SW 151ST PL

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Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	711000	0055	8/27/04	\$950,000	4310	0	10	1999	3	25643	Y	N	11804 SEOLA BEACH DR SW
003	763800	0100	6/9/04	\$1,400,000	3730	1100	11	1985	3	17388	Y	Y	2675 SW 151ST PL
008	252303	9043	7/7/03	\$180,000	1060	0	5	1956	4	10906	N	N	16312 19TH AV SW
008	443840	0080	9/13/04	\$210,000	710	0	6	1953	3	9362	N	N	137 SW 185TH ST
008	061700	0089	5/31/05	\$289,000	820	0	6	1954	3	6200	N	N	405 SW 207TH PL
008	061700	0089	12/2/04	\$245,000	820	0	6	1954	3	6200	N	N	405 SW 207TH PL
008	061600	0070	11/29/05	\$220,000	850	0	6	1961	3	14400	N	N	21011 1ST AV S
008	763120	0300	11/22/04	\$480,000	870	300	6	1941	3	6983	Y	Y	3516 SW 172ND ST
008	443840	0060	6/14/05	\$237,500	960	0	6	1953	3	9486	N	N	111 SW 185TH ST
008	252303	9125	5/6/04	\$224,000	960	0	6	1955	3	15521	N	N	1920 SW 162ND ST
008	252303	9016	5/3/05	\$725,000	960	420	6	1939	2	8965	Y	Y	16405 MAPLEWILD AV SW
008	182720	0020	4/8/04	\$282,000	1020	0	6	1950	4	16500	N	N	2456 SW 172ND ST
008	443840	0095	3/10/03	\$187,975	1050	0	6	1953	3	9300	N	N	155 SW 185TH ST
008	252303	9229	7/13/05	\$275,750	1110	0	6	1926	3	11172	N	N	16214 21ST AV SW
008	292860	0235	6/25/03	\$269,975	1110	490	6	1920	4	12484	N	N	2636 SW 172ND ST
008	252303	9136	8/24/04	\$200,000	1110	0	6	1948	4	17680	N	N	16027 19TH AV SW
008	292860	0304	11/14/04	\$410,000	1120	0	6	1930	4	13769	Y	N	3141 SW 171ST ST
008	443840	0025	9/14/04	\$225,000	1130	0	6	1953	3	10540	N	N	130 SW 185TH ST
008	763120	0220	11/3/04	\$369,000	1170	0	6	1944	4	7200	Y	N	3508 SW 171ST ST
008	252303	9146	3/22/05	\$220,000	1220	0	6	1947	4	6000	N	N	16029 19TH AV SW
008	300180	0100	7/18/05	\$324,000	1240	0	6	1951	4	10440	N	N	16635 16TH AV SW
008	252303	9296	5/24/05	\$272,400	1260	0	6	1953	3	12210	N	N	1909 SW 162ND ST
008	611540	0280	8/20/03	\$300,000	1300	900	6	1943	3	39960	N	N	20607 1ST AV S
008	612020	0025	8/15/05	\$416,950	1320	0	6	2000	3	12068	N	N	810 NORMANDY TER SW
008	763120	0101	5/24/05	\$430,000	1690	0	6	1903	5	7893	N	N	16957 MAPLEWILD AV SW
008	061600	0225	6/28/04	\$375,000	1940	0	6	1945	3	14400	N	N	20902 MARINE VIEW DR SW
008	809600	0105	6/25/03	\$515,000	840	420	7	1982	3	5120	Y	Y	3130 SW 172ND ST
008	300180	0165	4/29/04	\$211,650	940	0	7	1955	3	8052	N	N	1639 SW 164TH ST
008	292760	0145	6/26/03	\$264,000	990	380	7	1954	4	8850	N	N	16812 28TH AV SW
008	302304	9221	5/1/03	\$369,950	1000	200	7	1950	3	11850	N	N	1315 SW 174TH ST
008	252303	9301	4/26/04	\$319,500	1010	670	7	1961	3	11877	N	N	2011 SW 162ND CT

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	305560	0005	3/21/05	\$345,000	1030	1030	7	1954	4	7555	N	N	16610 21ST AV SW
008	440680	0030	2/20/03	\$299,950	1040	410	7	1958	3	7932	N	N	220 SW 184TH ST
008	312304	9169	10/11/05	\$390,000	1050	760	7	1957	3	10800	Y	N	18654 4TH AV SW
008	418690	0010	10/21/03	\$330,000	1050	800	7	1957	3	15000	Y	N	215 SW 192ND ST
008	300180	0161	4/19/05	\$251,100	1050	0	7	1955	3	8316	N	N	1601 SW 164TH ST
008	763480	0090	11/10/05	\$455,000	1100	620	7	1954	3	15800	Y	N	16211 25TH AV SW
008	292760	0281	4/1/03	\$270,000	1100	0	7	1949	4	8600	N	N	2822 SW 169TH ST
008	440680	0035	9/29/04	\$289,950	1110	0	7	1957	3	7930	N	N	212 SW 184TH ST
008	302304	9125	8/28/04	\$325,000	1120	480	7	1947	3	32234	N	N	16804 6TH AV SW
008	252303	9309	8/25/04	\$245,000	1130	580	7	1962	3	11900	N	N	16036 19TH AV SW
008	433500	0075	6/25/04	\$315,000	1150	0	7	1953	4	14493	N	N	2516 SW 169TH PL
008	611200	0010	6/2/05	\$437,500	1150	1100	7	1959	5	14994	N	N	20013 3RD AV SW
008	611200	0010	11/1/03	\$367,000	1150	1100	7	1959	5	14994	N	N	20013 3RD AV SW
008	279180	0085	5/23/03	\$266,700	1170	0	7	1955	3	8800	N	N	18301 7TH AV SW
008	252303	9056	6/16/04	\$255,000	1170	0	7	1964	4	10725	N	N	1927 SW 162ND ST
008	611750	1435	11/29/04	\$295,000	1180	0	7	1952	3	33500	N	N	18935 MARINE VIEW DR SW
008	611920	0055	1/26/03	\$239,950	1200	0	7	1954	3	8000	Y	N	506 SW 181ST ST
008	188850	0020	3/23/04	\$350,500	1210	1210	7	1976	4	15486	N	N	19405 1ST AV S
008	305560	0040	3/24/05	\$286,500	1210	810	7	1955	4	7920	N	N	1915 SW 166TH ST
008	279180	0020	10/7/03	\$275,500	1220	1220	7	1955	3	8740	N	N	602 SW 183RD ST
008	305600	0025	2/3/04	\$249,625	1230	300	7	1957	4	8316	N	N	1932 SW 167TH ST
008	312304	9167	2/26/04	\$315,000	1240	0	7	1957	3	7650	Y	N	18456 4TH AV SW
008	302304	9264	11/1/05	\$369,950	1240	0	7	1952	4	9796	N	N	1332 SW 175TH ST
008	772610	0050	4/17/03	\$400,000	1250	750	7	2003	3	8664	N	N	119 SW 202ND ST
008	611750	2705	4/18/05	\$438,450	1260	770	7	1956	3	15100	N	N	19052 NORMANDY PARK DR SW
008	312304	9194	5/22/03	\$289,950	1260	0	7	1958	3	13561	N	N	19021 4TH AV SW
008	611860	0030	5/12/04	\$279,500	1260	0	7	1953	4	9000	N	N	412 SW NORMANDY RD
008	312304	9017	8/29/05	\$366,000	1290	470	7	1959	3	8094	Y	N	242 SW 186TH ST
008	300180	0045	11/22/04	\$321,000	1290	1020	7	1986	3	8114	N	N	16515 19TH AV SW
008	305600	0020	6/23/05	\$365,000	1290	620	7	1957	4	8316	N	N	1938 SW 167TH ST
008	292760	0385	9/21/05	\$430,000	1290	460	7	1946	5	11250	N	N	16745 31ST AV SW

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Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	061600	0140	11/17/05	\$400,000	1300	600	7	1954	3	14400	N	N	20853 2ND PL SW
008	312304	9171	8/19/04	\$385,000	1300	980	7	1956	3	9600	N	N	421 SW NORMANDY RD
008	252303	9316	12/19/03	\$219,950	1300	0	7	1966	3	7440	N	N	16016 19TH AV SW
008	763480	0060	3/31/04	\$283,500	1300	570	7	1952	3	15832	Y	N	16045 25TH AV SW
008	312304	9190	7/22/04	\$299,950	1320	0	7	1936	3	17747	Y	N	18602 2ND AV SW
008	611750	0915	7/10/03	\$330,000	1330	680	7	1954	4	11382	N	N	18929 8TH AV SW
008	300180	0115	5/25/05	\$270,000	1340	0	7	1984	5	14400	N	N	16625 16TH AV SW
008	611920	0025	6/16/04	\$260,000	1350	0	7	1954	3	7800	N	N	511 SW 181ST ST
008	611650	0500	6/1/05	\$500,000	1350	1000	7	1948	4	13400	Y	N	17056 SYLVESTER RD SW
008	312304	9164	8/25/05	\$379,275	1370	380	7	1956	3	13000	Y	N	18416 4TH AV SW
008	182720	0310	4/15/04	\$740,000	1370	1370	7	1958	4	14040	Y	Y	2619 SW 172ND ST
008	611440	0066	2/12/03	\$317,000	1370	700	7	1953	4	37004	N	N	17403 6TH AV SW
008	611860	0040	9/19/03	\$299,950	1380	460	7	1954	3	10370	N	N	419 SW 182ND ST
008	293480	0010	9/12/03	\$315,000	1390	490	7	1956	4	7490	N	N	1612 SW 166TH ST
008	611650	0240	6/23/05	\$600,000	1400	0	7	1948	4	57063	Y	N	2147 SW 170TH ST
008	611340	0089	3/1/04	\$393,000	1400	870	7	1965	4	15021	N	N	19701 4TH AV SW
008	300180	0012	5/11/04	\$272,000	1400	0	7	1961	4	9900	N	N	1929 SW 164TH ST
008	611750	2475	3/4/03	\$302,950	1400	590	7	1953	4	8486	N	N	19115 2ND AV SW
008	433500	0085	10/24/03	\$282,000	1410	390	7	1950	4	15369	N	N	2510 SW 169TH PL
008	061700	0086	1/23/04	\$335,500	1430	0	7	1953	4	8000	N	N	411 SW 207TH PL
008	061900	0055	12/1/04	\$349,000	1440	0	7	1954	4	15210	N	N	20612 MARINE VIEW DR SW
008	312304	9098	2/18/04	\$280,000	1450	260	7	1963	3	11220	N	N	154 SW 186TH ST
008	252303	9278	6/17/03	\$227,950	1460	0	7	1955	3	8710	N	N	1636 SW 164TH ST
008	182720	0300	10/18/04	\$800,000	1460	0	7	1955	4	14700	Y	Y	2631 SW 172ND ST
008	763240	0391	8/18/05	\$679,000	1470	1230	7	1970	4	13838	Y	Y	16051 MAPLEWILD AV SW
008	427640	0035	3/17/05	\$325,000	1480	0	7	1952	3	13500	N	N	16905 22ND AV SW
008	312304	9020	10/20/05	\$359,000	1500	0	7	1953	3	16117	Y	N	418 SW 186TH ST
008	312304	9128	1/7/05	\$375,000	1500	650	7	1954	3	10500	Y	N	18823 4TH AV SW
008	611920	0005	12/29/04	\$359,000	1510	800	7	1955	4	12220	N	N	18118 6TH AV SW
008	374160	0050	10/12/04	\$279,000	1520	0	7	1950	3	11160	N	N	16714 27TH AV SW
008	061800	0085	3/20/03	\$365,000	1520	1080	7	1960	4	18700	N	N	417 SW 206TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611650	0346	7/28/03	\$355,000	1530	900	7	1969	3	15100	N	N	16836 16TH AV SW
008	611750	1995	5/22/03	\$422,000	1550	0	7	1950	4	11806	Y	N	17952 BRITTANY DR SW
008	312304	9126	12/29/04	\$377,000	1560	0	7	1954	3	10500	Y	N	18811 4TH AV SW
008	611650	0340	11/11/04	\$375,000	1560	490	7	1954	4	29200	N	N	16814 16TH AV SW
008	061900	0100	6/16/03	\$335,000	1570	570	7	1958	4	15030	N	N	20459 2ND AV SW
008	374160	0035	10/11/04	\$308,000	1580	0	7	1952	3	9288	N	N	2621 SW 167TH PL
008	611540	0003	10/21/03	\$300,777	1600	0	7	1936	3	20100	N	N	19205 1ST AV S
008	061600	0115	3/27/03	\$257,000	1610	0	7	1953	3	13000	N	N	20858 2ND PL SW
008	611750	2605	3/17/05	\$312,500	1630	400	7	1957	3	16850	N	N	19008 NORMANDY PARK DR SW
008	611750	0235	6/27/03	\$339,000	1680	0	7	1955	3	13500	Y	N	18171 MARINE VIEW DR SW
008	611750	1495	9/9/05	\$455,000	1740	0	7	1954	4	19463	N	N	827 MARINE VIEW DR SW
008	312304	9101	9/7/05	\$300,000	1750	0	7	1951	3	16552	N	N	203 SW NORMANDY RD
008	061600	0290	5/2/03	\$665,000	1750	0	7	1947	4	24290	Y	N	21015 MARINE VIEW DR SW
008	611200	0050	8/30/04	\$345,000	1760	0	7	1959	4	15008	N	N	20014 3RD AV SW
008	061600	0080	8/11/05	\$355,000	1790	0	7	1954	4	7070	N	N	153 S 208TH ST
008	611750	1475	5/23/03	\$325,950	1790	0	7	1955	4	19550	N	N	18997 MARINE VIEW CIR
008	061600	0080	11/25/03	\$273,200	1790	0	7	1954	4	7070	N	N	153 S 208TH ST
008	293460	0040	11/7/03	\$258,000	1810	0	7	1955	3	8546	N	N	1605 SW 165TH ST
008	252303	9263	4/28/04	\$246,000	1840	0	7	1955	3	7600	N	N	1926 SW 164TH ST
008	611750	2465	4/11/05	\$478,000	1860	1060	7	1958	3	14600	Y	N	19107 2ND AV SW
008	611650	0170	6/16/03	\$494,000	1870	670	7	1951	4	23331	Y	N	17055 16TH AV SW
008	611540	0081	7/3/05	\$430,000	1920	670	7	1953	5	13872	N	N	107 SW 194TH PL
008	611650	0008	10/1/03	\$285,500	1970	0	7	1952	4	8000	N	N	16827 19TH AV SW
008	252303	9048	12/14/05	\$285,000	1980	0	7	1966	3	8276	N	N	2001 SW 162ND CT
008	611140	0020	2/10/05	\$354,500	2010	0	7	2003	3	9474	N	N	426 SW 200TH ST
008	611140	0020	3/28/03	\$335,000	2010	0	7	2003	3	9474	N	N	426 SW 200TH ST
008	611200	0060	5/19/03	\$289,000	2030	0	7	1959	3	16150	N	N	20038 3RD AV SW
008	611650	0098	4/22/05	\$517,000	2060	0	7	1940	3	17160	N	N	1605 SW 168TH ST
008	611750	2400	6/15/05	\$519,950	2090	0	7	1952	5	10150	N	N	216 SW 192ND ST
008	292860	0220	2/17/04	\$430,800	2110	1290	7	1934	4	10672	N	N	2656 SW 172ND ST
008	293160	0025	6/3/05	\$405,000	2120	0	7	1953	5	10923	N	N	16939 22ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	302304	9265	5/8/03	\$327,540	2220	0	7	1952	4	14652	N	N	1348 SW 175TH ST
008	252303	9335	5/11/04	\$365,000	2250	0	7	1989	3	5390	N	N	15931 22ND AV SW
008	611650	0337	4/27/04	\$339,000	2390	0	7	1957	3	15070	N	N	1407 SW 168TH ST
008	776570	0030	7/27/05	\$484,800	2430	0	7	1952	5	51400	N	N	824 SW 174TH ST
008	292760	0235	10/20/05	\$575,000	2560	0	7	1950	4	11250	Y	N	2850 SW 170TH ST
008	292960	0035	5/21/04	\$480,000	2710	0	7	1950	4	19000	Y	N	17449 SYLVESTER RD SW
008	061900	0105	11/1/05	\$620,000	3980	0	7	1979	4	15030	N	N	20601 2ND AV SW
008	292860	0395	3/23/05	\$465,000	1040	700	8	1984	3	17219	Y	N	2801 SW 171ST ST
008	061800	0120	8/13/03	\$317,000	1080	1080	8	1957	3	17000	N	N	20620 4TH AV SW
008	061600	0035	5/20/05	\$351,500	1120	600	8	1978	3	12800	N	N	20881 2ND PL SW
008	512240	0190	4/18/05	\$675,000	1140	1510	8	1955	3	19090	Y	N	2612 SW 167TH ST
008	061600	0020	7/20/04	\$360,000	1140	600	8	1978	3	12800	N	N	20861 2ND PL SW
008	512240	0190	7/8/03	\$500,000	1140	1510	8	1955	3	19090	Y	N	2612 SW 167TH ST
008	252303	9087	7/20/05	\$379,900	1160	360	8	1957	3	8512	N	N	16011 19TH AV SW
008	000120	0019	9/22/04	\$400,000	1160	900	8	1947	3	26036	N	N	17622 12TH AV SW
008	767840	0035	3/9/05	\$619,000	1170	340	8	1951	3	9967	Y	N	2806 SW 167TH PL
008	427640	0065	4/9/04	\$299,950	1170	680	8	1952	4	10850	N	N	16911 21ST AV SW
008	061600	0105	3/2/04	\$363,500	1180	500	8	1978	3	13500	N	N	20856 2ND PL SW
008	611650	0440	6/6/05	\$390,000	1200	0	8	1949	3	10217	N	N	16801 10TH AV SW
008	292760	0405	6/8/04	\$450,000	1200	1190	8	1942	4	11116	Y	N	16701 31ST AV SW
008	507240	0040	5/10/04	\$360,000	1220	910	8	1971	3	9625	N	N	17561 6TH PL SW
008	302304	9122	4/24/03	\$480,000	1240	1290	8	1973	3	75794	N	N	16830 8TH AV SW
008	507210	0120	10/27/05	\$410,000	1270	830	8	1958	3	10384	Y	N	17832 5TH AV SW
008	374160	0045	7/7/04	\$329,000	1270	1270	8	1954	3	9570	N	N	2605 SW 167TH PL
008	519410	0066	8/4/04	\$360,000	1280	720	8	1955	3	15405	Y	N	19909 MARINE VIEW DR SW
008	433460	0020	3/15/05	\$375,000	1280	590	8	1951	4	16258	N	N	16444 MARINE VIEW DR SW
008	252303	9303	9/30/05	\$380,000	1290	630	8	1962	4	7200	N	N	1958 SW 164TH ST
008	507230	0170	4/26/05	\$425,000	1300	1070	8	1958	3	13500	N	N	222 SW 177TH ST
008	763120	0185	1/23/03	\$400,000	1300	750	8	1989	3	7800	Y	N	3539 SW 170TH ST
008	292860	0140	2/14/05	\$500,000	1310	1310	8	1957	4	41720	Y	N	2703 SW 170TH ST
008	292960	0092	5/21/04	\$464,000	1320	780	8	1973	3	16850	Y	N	1643 SW HILLCREST RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	857640	0130	7/20/05	\$470,000	1340	1240	8	1992	3	15390	Y	N	251 SW 183RD ST
008	507210	0051	12/17/04	\$334,750	1350	120	8	1958	3	9900	N	N	17814 6TH AV SW
008	292860	0105	7/21/03	\$759,000	1370	810	8	1950	5	12709	Y	N	2815 SW 170TH ST
008	061900	0074	2/7/03	\$340,000	1380	640	8	1969	4	17625	N	N	20550 MARINE VIEW DR SW
008	611750	2165	5/4/04	\$458,500	1390	700	8	1954	3	11960	Y	N	1233 NORMANDY TER SW
008	507242	0070	8/31/04	\$411,000	1400	1340	8	1973	3	14605	N	N	717 SW 179TH CT
008	507210	0010	5/10/05	\$404,000	1410	0	8	1963	3	11000	N	N	17859 6TH PL SW
008	292760	0555	4/26/03	\$430,000	1410	460	8	1969	3	8349	Y	N	16726 33RD AV SW
008	611230	0020	3/30/04	\$420,000	1420	780	8	1977	3	15250	N	N	417 SW 197TH ST
008	611650	0456	6/8/05	\$440,000	1430	1430	8	1978	3	22900	N	N	16840 12TH AV SW
008	292760	0415	5/3/04	\$360,000	1430	570	8	1956	4	11250	Y	N	16710 32ND AV SW
008	061800	0115	10/27/04	\$355,000	1440	1440	8	1959	3	17700	N	N	20614 4TH AV SW
008	768040	0151	6/28/05	\$435,000	1450	950	8	1949	4	34963	Y	N	16627 MARINE VIEW DR SW
008	611650	0270	11/29/04	\$480,000	1450	820	8	1952	4	12001	Y	N	17056 16TH AV SW
008	507220	0065	9/12/03	\$397,000	1460	1200	8	1956	3	9500	Y	N	17815 3RD PL SW
008	611860	0055	8/19/04	\$293,000	1480	0	8	1954	3	9700	Y	N	404 SW 182ND ST
008	507230	0190	8/12/04	\$385,000	1500	1150	8	1957	3	12400	N	N	213 SW 177TH ST
008	062204	9067	1/29/04	\$375,000	1500	1500	8	1955	3	18295	N	N	20005 MARINE VIEW DR SW
008	302304	9212	12/28/04	\$495,000	1510	1510	8	1962	3	47044	N	N	1135 SW 174TH ST
008	151600	0025	10/13/05	\$534,950	1510	800	8	1961	3	16300	Y	N	242 SW 189TH PL
008	252303	9021	5/12/04	\$421,000	1510	0	8	1946	3	36565	Y	N	16040 MAPLEWILD AV SW
008	507190	0070	5/25/04	\$415,000	1510	1190	8	1963	3	11040	Y	N	225 SW 178TH ST
008	507230	0150	10/14/03	\$412,000	1510	800	8	1956	3	11000	Y	N	17665 3RD PL SW
008	507240	0350	3/11/03	\$280,600	1510	200	8	1965	3	9900	N	N	623 SW 175TH ST
008	188850	0030	8/18/05	\$439,500	1510	590	8	1976	4	15000	N	N	106 SW 194TH ST
008	188850	0030	3/27/03	\$350,000	1510	590	8	1976	4	15000	N	N	106 SW 194TH ST
008	507240	0270	6/6/03	\$385,000	1520	810	8	1961	3	9900	Y	N	466 SW 175TH PL
008	028265	0240	7/8/04	\$310,000	1540	860	8	1966	3	17017	N	N	19600 1ST PL SW
008	292760	0440	3/4/05	\$450,000	1550	0	8	1948	4	11250	N	N	16746 32ND AV SW
008	188850	0050	1/21/05	\$408,000	1550	1000	8	1965	4	15600	Y	N	120 SW 194TH ST
008	507230	0140	7/23/04	\$393,000	1560	1300	8	1957	3	9900	Y	N	328 SW 177TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611750	0875	11/14/05	\$589,950	1560	1000	8	1955	4	15400	Y	N	18655 8TH AV SW
008	061600	0085	1/27/03	\$397,800	1563	0	8	2003	3	13792	N	N	20820 2ND PL SW
008	611750	0785	11/7/05	\$505,000	1580	720	8	1960	3	12600	Y	N	18641 BEVERLY RD SW
008	312304	9238	11/24/04	\$358,250	1590	910	8	1961	3	10800	Y	N	19005 4TH AV SW
008	151600	0055	3/25/03	\$450,000	1590	560	8	1959	4	21235	Y	N	18831 2ND AV SW
008	302304	9196	7/26/04	\$383,000	1630	1630	8	1965	3	18462	N	N	1334 SW 174TH ST
008	512240	0130	9/23/03	\$449,000	1630	1630	8	1978	3	18887	Y	N	2770 SW 167TH ST
008	507240	0380	9/27/05	\$465,000	1640	770	8	1966	3	11000	Y	N	449 SW 175TH ST
008	507230	0175	8/9/04	\$418,000	1640	1370	8	1958	3	12828	N	N	212 SW 177TH ST
008	611650	0190	1/23/03	\$375,000	1640	280	8	1952	4	38356	N	N	1623 SW 170TH ST
008	611650	0351	5/19/04	\$407,950	1650	0	8	1950	4	21700	N	N	1410 SW 170TH ST
008	611750	0885	3/16/04	\$480,000	1660	500	8	1954	4	20200	Y	N	18666 BEVERLY RD SW
008	519410	0075	4/13/05	\$495,000	1680	850	8	1958	4	16320	N	N	19929 MARINE VIEW DR SW
008	611750	0980	7/23/03	\$357,500	1680	410	8	1941	4	14141	N	N	18932 MARINE VIEW DR SW
008	182720	0162	1/25/05	\$580,000	1690	480	8	1985	3	10485	Y	N	17600 SYLVESTER RD SW
008	611540	0004	8/12/05	\$570,000	1700	1510	8	1956	3	22156	Y	N	163 SW 192ND ST
008	507241	0070	11/24/04	\$420,000	1710	0	8	1973	3	8690	N	N	17836 7TH PL SW
008	324000	0060	1/15/04	\$477,000	1710	1130	8	1977	3	33612	N	N	450 SW 191ST ST
008	507241	0070	5/23/03	\$285,000	1710	0	8	1973	3	8690	N	N	17836 7TH PL SW
008	182720	0325	8/5/05	\$950,000	1720	0	8	1979	3	13860	Y	Y	2601 SW 172ND ST
008	509780	0140	3/3/03	\$335,000	1720	830	8	1974	3	25268	N	N	17415 1ST PL SW
008	611090	0030	9/7/04	\$478,999	1730	1000	8	1979	4	14385	N	N	20126 MARINE VIEW DR SW
008	611750	1655	10/19/05	\$940,000	1740	400	8	1958	3	28700	Y	Y	19253 EDGECLIFF DR SW
008	776570	0025	9/1/04	\$444,000	1740	0	8	1950	4	28900	N	N	812 SW 174TH ST
008	611750	1835	4/15/03	\$479,950	1740	1290	8	1980	4	11637	Y	N	17989 RIVIERA PL SW
008	151600	0010	3/1/05	\$535,000	1750	750	8	1960	3	16240	Y	N	18836 4TH AV SW
008	062204	9113	7/31/03	\$500,000	1750	0	8	1965	3	14810	Y	N	20537 MARINE VIEW DR SW
008	310200	0020	1/8/04	\$409,900	1750	730	8	1992	3	8764	N	N	614 SW 181ST PL
008	312304	9230	10/22/04	\$475,000	1770	0	8	1962	3	12462	Y	N	18629 2ND AV SW
008	061600	0160	7/11/03	\$315,000	1770	0	8	1959	3	14400	N	N	20837 2ND PL SW
008	512240	0120	3/2/05	\$447,500	1790	0	8	1950	4	13809	Y	N	2609 SW 164TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	857640	0110	9/13/05	\$425,000	1800	170	8	1964	3	13700	N	N	229 SW 183RD ST
008	507241	0040	2/16/05	\$430,000	1800	1110	8	1973	3	12325	N	N	17837 7TH PL SW
008	770155	0070	4/13/04	\$495,000	1820	1710	8	1983	3	16033	N	N	18816 6TH AV SW
008	507230	0080	6/11/03	\$328,500	1840	0	8	1959	3	9900	N	N	17606 3RD PL SW
008	816370	0020	12/16/04	\$440,000	1860	800	8	1968	3	12768	N	N	330 SW 203RD ST
008	507240	0170	7/28/05	\$615,000	1880	1560	8	1959	3	10000	Y	N	425 SW 175TH PL
008	507190	0025	11/21/05	\$449,000	1880	0	8	1956	3	9350	Y	N	17819 3RD AV SW
008	210520	0016	1/24/05	\$475,000	1880	1330	8	1989	3	7225	N	N	18105 6TH AV SW
008	507240	0360	5/24/05	\$375,000	1880	0	8	1973	3	9900	Y	N	613 SW 175TH ST
008	507190	0025	7/30/03	\$349,500	1880	0	8	1956	3	9350	Y	N	17819 3RD AV SW
008	611440	0115	8/16/05	\$425,000	1880	0	8	1951	4	28760	N	N	17442 4TH AV SW
008	509780	0030	11/5/04	\$393,000	1910	880	8	1976	4	21601	N	N	17430 1ST PL SW
008	061600	0260	12/5/03	\$475,000	1920	920	8	1969	4	16200	N	N	21000 MARINE VIEW DR SW
008	768040	0190	4/22/04	\$530,000	1930	430	8	1959	3	20559	Y	N	16601 25TH AV SW
008	302304	9219	6/22/04	\$470,000	1930	390	8	1950	4	19488	Y	N	1369 SW 174TH ST
008	611920	0050	6/23/04	\$355,000	1950	0	8	1954	3	10400	Y	N	504 SW 181ST ST
008	312304	9111	5/14/03	\$415,000	1950	0	8	1956	3	9000	Y	N	18240 8TH AV SW
008	292760	0020	7/14/04	\$317,001	1970	0	8	1952	4	11250	N	N	16905 26TH AV SW
008	611750	1950	11/5/03	\$420,000	1970	0	8	1951	5	12296	Y	N	17963 MARINE VIEW DR SW
008	279180	0080	10/21/04	\$390,000	1980	0	8	1956	3	9350	N	N	643 SW 183RD ST
008	612070	0010	4/17/03	\$315,000	1980	520	8	1973	3	18314	N	N	16915 11TH PL SW
008	611750	1505	8/5/05	\$425,000	2000	0	8	1953	4	16198	N	N	19303 MARINE VIEW DR SW
008	300180	0075	2/25/05	\$389,950	2040	0	8	1960	4	7200	N	N	1955 SW 167TH ST
008	061600	0200	6/9/05	\$415,000	2040	0	8	1959	5	13860	N	N	20818 MARINE VIEW DR SW
008	611750	1960	7/21/05	\$470,000	2050	0	8	1951	4	13130	Y	N	1106 SHOREMONT AV
008	507220	0010	10/8/04	\$417,000	2070	580	8	1956	3	10890	Y	N	350 SW 178TH ST
008	302304	9087	6/18/03	\$440,000	2080	460	8	1957	4	19166	N	N	16846 2ND AV SW
008	028270	0030	9/15/04	\$387,000	2090	600	8	1965	3	15250	Y	N	19451 1ST PL SW
008	433500	0160	11/17/04	\$392,000	2110	0	8	1951	4	15322	N	N	16529 21ST AV SW
008	312304	9220	9/9/05	\$499,000	2130	0	8	1979	3	10341	Y	N	418 SW 189TH ST
008	279180	0030	9/27/05	\$368,550	2130	0	8	1956	3	7990	N	N	618 SW 183RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611750	0760	8/12/03	\$585,000	2140	240	8	1952	3	41250	Y	N	18625 BEVERLY RD SW
008	611750	1040	3/20/03	\$328,000	2140	0	8	1958	3	13200	N	N	18988 MARINE VIEW CIR
008	418690	0015	8/20/03	\$403,500	2150	0	8	1954	3	15000	N	N	225 SW 192ND ST
008	611750	2575	3/15/05	\$434,000	2160	0	8	1978	3	14990	N	N	18990 NORMANDY PARK DR SW
008	611650	0442	5/14/04	\$495,000	2180	0	8	1997	3	18462	N	N	16811 10TH AV SW
008	763120	0085	10/4/05	\$800,000	2180	800	8	1917	5	25900	Y	Y	16935 MAPLEWILD AV SW
008	061600	0135	11/28/05	\$545,000	2220	0	8	1997	3	11200	N	N	20855 2ND PL SW
008	611650	0450	6/30/04	\$495,000	2220	1880	8	1959	4	57934	Y	N	16824 12TH PL SW
008	885775	0030	2/11/05	\$376,000	2260	0	8	1973	3	16200	N	N	830 SW 168TH PL
008	312304	9231	4/27/05	\$632,500	2270	2050	8	1978	3	15731	Y	N	18631 2ND AV SW
008	611750	1915	10/11/04	\$485,000	2280	0	8	1977	3	11781	N	N	17923 MARINE VIEW DR SW
008	302304	9284	4/22/05	\$622,500	2290	760	8	1955	4	53143	N	N	404 SW 171ST PL
008	770155	0010	6/9/05	\$459,500	2310	0	8	1982	3	15201	N	N	625 SW 189TH ST
008	512240	0175	5/28/03	\$629,900	2360	1090	8	1966	3	19601	Y	N	2638 SW 167TH ST
008	611750	0695	9/9/04	\$490,000	2380	720	8	1951	3	17500	Y	N	18540 BRITTANY DR SW
008	302304	9277	5/20/05	\$555,000	2380	0	8	1954	4	23086	N	N	225 SW 171ST ST
008	302304	9353	3/27/03	\$415,000	2390	0	8	1967	4	24829	N	N	248 SW 171ST ST
008	292760	0665	12/30/05	\$516,550	2400	0	8	1960	3	11600	Y	N	16911 33RD AV SW
008	611440	0028	7/29/05	\$396,000	2410	1190	8	1968	3	17300	N	N	17402 6TH AV SW
008	611750	1855	9/29/04	\$450,000	2450	0	8	1977	4	12097	Y	N	17968 MARINE VIEW DR SW
008	929080	0050	12/17/04	\$440,000	2570	0	8	1953	3	14033	Y	N	18843 1ST PL SW
008	182720	0450	5/16/03	\$940,000	2590	0	8	1972	3	14460	Y	Y	2111 SW 174TH ST
008	061600	0095	10/6/03	\$522,500	2630	0	8	2003	3	14400	N	N	20832 2ND PL SW
008	763240	0400	11/4/05	\$895,000	2630	560	8	1941	4	29982	Y	N	16067 MAPLEWILD AV SW
008	612020	0027	5/17/05	\$525,000	2730	0	8	1986	3	12300	N	N	804 NORMANDY TER SW
008	061600	0359	7/23/04	\$630,000	2730	0	8	1965	3	64468	Y	N	20809 MARINE VIEW DR SW
008	061600	0359	9/18/03	\$550,000	2730	0	8	1965	3	64468	Y	N	20809 MARINE VIEW DR SW
008	252303	9044	12/5/05	\$586,000	2890	0	8	1999	3	12104	N	N	2025 SW 163RD CT
008	062204	9115	12/13/05	\$520,000	2930	0	8	1967	3	15246	N	N	20129 MARINE VIEW DR SW
008	302304	9214	2/17/04	\$445,000	3020	0	8	1953	3	42253	N	N	17248 4TH AV SW
008	611750	1375	5/11/04	\$417,000	3030	0	8	1959	4	15334	N	N	19435 MARINE VIEW DR SW

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Area 49
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	763120	0010	5/17/04	\$625,000	3080	0	8	1995	3	11520	Y	N	16735 MAPLEWILD AV SW
008	611750	0620	6/7/04	\$1,400,000	3120	1100	8	1942	5	30305	Y	Y	18901 EDGECLIFF DR SW
008	302304	9076	3/29/05	\$479,100	1110	1200	9	1981	3	24460	N	N	1213 SW 174TH ST
008	292760	0640	10/19/04	\$515,000	1490	0	9	1977	3	10934	Y	N	16710 33RD AV SW
008	509780	0100	5/10/04	\$398,000	1540	430	9	1978	3	20600	N	N	17402 1ST PL SW
008	061600	0245	4/21/05	\$479,000	1680	1000	9	1978	3	14400	N	N	20934 MARINE VIEW DR SW
008	302304	9110	6/10/03	\$450,000	1760	790	9	1978	3	18600	N	N	463 SW 171ST PL
008	028270	0050	3/11/04	\$435,000	1800	900	9	1976	3	14185	Y	N	19461 1ST PL SW
008	763120	0040	5/21/03	\$500,000	1890	0	9	1981	3	12080	Y	N	16751 MAPLEWILD AV SW
008	292960	0004	12/13/04	\$650,000	1920	960	9	1970	3	17851	Y	N	1969 SW HILLCREST RD
008	611230	0030	12/19/03	\$449,000	1940	700	9	1977	3	14620	N	N	415 SW 197TH ST
008	611750	2763	1/7/03	\$950,000	2120	2120	9	1987	3	21323	Y	N	18425 8TH AV SW
008	611750	2795	10/13/05	\$725,000	2130	1370	9	1977	3	20200	Y	N	18507 NORMANDY TER SW
008	061600	0367	8/11/05	\$600,000	2140	820	9	1977	3	15400	N	N	20801 MARINE VIEW DR SW
008	182720	0195	2/20/03	\$575,500	2140	730	9	1991	3	8202	Y	N	17310 SYLVESTER RD SW
008	182720	0165	10/26/04	\$620,500	2160	0	9	1984	3	17820	Y	N	17434 SYLVESTER RD SW
008	312304	9249	7/3/05	\$522,950	2280	0	9	1987	3	23764	N	N	445 SW 189TH ST
008	292960	0055	1/10/05	\$640,000	2300	900	9	1967	4	19950	Y	N	17425 SYLVESTER RD SW
008	763180	0120	6/8/04	\$480,000	2430	630	9	1990	3	6376	Y	N	16537 MAPLEWILD AV SW
008	611230	0140	1/24/03	\$489,000	2450	0	9	1974	5	15002	N	N	406 SW 197TH ST
008	312304	9243	8/26/04	\$760,000	2490	2160	9	1971	3	21780	Y	N	18814 4TH AV SW
008	302304	9345	9/26/03	\$477,000	2530	0	9	1964	4	24165	N	N	1000 SW EASTBROOK RD
008	302304	9247	9/22/03	\$618,000	2680	890	9	1951	4	17034	N	N	1335 SW 174TH ST
008	182720	0275	8/3/04	\$951,000	2730	700	9	1973	3	13860	Y	Y	2657 SW 172ND ST
008	611750	0011	4/21/04	\$725,000	2780	0	9	1933	4	19947	Y	N	18222 TERRACE CT
008	611540	0267	11/16/04	\$630,000	2957	0	9	2004	3	18000	N	N	20402 2ND AV SW
008	612020	0040	9/18/03	\$629,000	2970	0	9	2003	3	20551	N	N	855 SW NORMANDY TER
008	611650	0075	5/19/03	\$539,950	2990	0	9	2002	3	10400	N	N	1938 SW 170TH ST
008	028250	0080	6/14/05	\$615,000	3010	1620	9	1987	3	17576	Y	N	19432 4TH AV SW
008	062204	9045	6/8/05	\$487,500	3010	0	9	1983	3	17424	N	N	20311 MARINE VIEW DR SW
008	611750	0120	9/8/04	\$492,000	3210	0	9	1977	3	9053	Y	N	1017 SHOREMONT AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	302304	9329	3/10/03	\$465,000	3300	0	9	1961	3	34000	N	N	17443 4TH AV SW
008	302304	9143	2/5/03	\$505,000	3420	0	9	2002	3	21344	N	N	102 SW 171ST ST
008	688090	0060	11/8/05	\$815,000	3480	0	9	1992	3	34145	N	N	703 SW 174TH PL
008	611790	0500	6/27/05	\$707,000	3560	0	9	2003	3	15074	N	N	19244 NORMANDY PARK DR SW
008	611790	0500	6/27/03	\$650,000	3560	0	9	2003	3	15074	N	N	19244 NORMANDY PARK DR SW
008	763180	0175	8/20/03	\$500,000	1400	770	10	1979	3	5463	Y	N	16703 MAPLEWILD AV SW
008	292860	0355	12/22/03	\$760,000	1610	0	10	1991	3	19964	Y	N	2849 SW 171ST ST
008	062204	9126	10/29/03	\$525,000	1770	1230	10	1978	3	27878	Y	N	20323 MARINE VIEW DR SW
008	302304	9173	12/9/04	\$495,000	1950	0	10	1973	5	53143	N	N	16805 6TH AV SW
008	028265	0090	12/27/05	\$735,000	2360	1290	10	1978	3	17200	Y	Y	19630 4TH AV SW
008	512240	0125	5/28/03	\$550,000	2370	100	10	1990	3	16531	Y	N	2601 SW 164TH PL
008	611970	0010	9/12/05	\$590,000	2430	0	10	1986	3	13200	N	N	18615 5TH AV SW
008	611750	0615	12/17/04	\$1,220,000	2590	1000	10	1966	3	27115	Y	Y	18831 EDGECLIFF DR SW
008	611750	2775	3/9/04	\$1,750,000	2750	0	10	1961	4	36050	Y	Y	18161 NORMANDY TER SW
008	061600	0295	6/23/03	\$495,000	2790	0	10	1984	3	14485	N	N	21005 MARINE VIEW DR SW
008	312304	9193	1/29/03	\$440,000	2910	0	10	1978	3	21344	Y	N	18801 2ND AV SW
008	611970	0140	4/6/05	\$748,000	3040	1190	10	1994	3	16500	Y	N	18624 5TH PL SW
008	611790	0340	6/23/04	\$625,000	3080	0	10	1996	3	16698	N	N	253 SW 193RD PL
008	312304	9271	10/20/05	\$700,000	3180	0	10	1966	3	47110	N	N	444 SW 192ND ST
008	611340	0067	5/13/03	\$450,000	3370	0	10	1987	3	15626	Y	N	19472 NORMANDY PARK DR SW
008	611340	0055	3/4/04	\$825,000	3420	0	10	1990	3	20300	N	N	19450 NORMANDY PARK DR SW
008	611790	0160	3/13/03	\$555,000	3430	0	10	1990	3	15000	N	N	19439 4TH AV SW
008	252303	9080	8/2/05	\$995,000	3440	0	10	1988	3	55756	Y	N	2419 SW 170TH ST
008	611340	0121	3/4/04	\$715,000	3590	0	10	2003	3	15019	N	N	19901 4TH AV SW
008	611440	0142	6/16/05	\$590,000	3600	0	10	1976	3	20001	N	N	17200 4TH AV SW
008	611340	0123	4/15/04	\$710,000	3660	0	10	2004	3	15019	N	N	19903 4TH AV SW
008	061800	0080	5/28/04	\$525,000	3670	0	10	1964	3	19800	Y	N	20600 6TH AV SW
008	611790	0430	4/1/04	\$615,000	3790	0	10	1989	3	15050	N	N	226 SW 193RD PL
008	262303	9042	11/14/03	\$985,000	3920	0	10	2004	3	12475	Y	Y	9 SW THREE TREE POINT LN
008	611790	0290	9/14/04	\$641,000	4130	0	10	1990	3	15051	N	N	240 SW 194TH PL
008	611790	0390	7/2/03	\$638,000	4140	0	10	1991	3	17057	N	N	201 SW 193RD PL

Improved Sales Used in this Annual Update Analysis
Area 49
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611790	0460	1/9/04	\$612,000	4190	0	10	1990	3	15033	N	N	258 SW 193RD PL
008	611440	0131	2/11/03	\$750,000	4550	0	10	2001	3	20244	N	N	17228 4TH AV SW
008	611340	0125	5/17/04	\$775,000	4760	0	10	2004	3	15019	N	N	19905 4TH AV SW
008	167860	0090	5/6/03	\$913,800	4820	0	10	2002	3	17000	N	N	611 SW COLEWOOD LN
008	611790	0300	2/24/05	\$689,000	3250	0	11	1991	3	15018	N	N	252 SW 194TH PL
008	929080	0020	8/5/03	\$565,000	3510	0	11	2002	3	20300	N	N	18822 1ST PL SW
008	929080	0065	11/18/03	\$640,000	3610	0	11	2001	3	15877	Y	N	18825 1ST PL SW
008	611790	0350	3/18/04	\$625,000	3620	0	11	1994	3	16584	N	N	245 SW 193RD PL
008	611790	0020	11/5/04	\$684,000	3850	0	11	1989	3	15020	N	N	19305 4TH PL SW
008	611790	0470	4/9/03	\$590,000	3880	0	11	1990	3	15000	N	N	262 SW 193RD PL
008	611790	0050	9/26/03	\$649,000	4048	0	11	1989	3	15044	N	N	19439 4TH PL SW
008	611790	0220	6/20/03	\$647,000	4080	0	11	1994	3	15009	N	N	239 SW 194TH PL
008	611790	0040	6/23/04	\$779,000	4350	0	11	1991	3	15012	N	N	19405 4TH PL SW
008	611790	0400	6/1/04	\$583,000	4430	0	11	1989	4	15126	N	N	204 SW 193RD PL
008	610890	0050	9/11/03	\$1,700,000	3270	2380	12	1981	3	54379	Y	Y	19626 MARINE VIEW DR SW

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	122303	9067	7/20/05	\$800,000	ImpCount
003	122303	9142	3/21/03	\$53,671	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
003	184200	0060	1/21/04	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	184200	0105	9/27/04	\$57,848	DORRatio
003	184200	0330	8/5/05	\$251,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	233880	0045	2/19/04	\$200,000	DORRatio
003	233880	0120	4/22/04	\$340,900	QUESTIONABLE PER SALES IDENTIFICATION
003	242303	9147	5/2/03	\$362,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242303	9183	7/14/03	\$128,862	QUIT CLAIM DEED;
003	273160	0040	7/15/05	\$825,000	UnFinArea
003	296680	0005	7/25/05	\$177,550	QUIT CLAIM DEED
003	296680	0030	2/13/04	\$285,000	NON-REPRESENTATIVE SALE
003	354160	0025	2/14/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	354160	0220	3/26/03	\$281,000	UnFinArea
003	354160	0260	9/15/03	\$65,000	DORRatio
003	354160	0260	10/14/04	\$230,000	STATEMENT TO DOR DORRatio
003	354160	0425	1/22/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	354160	0475	3/26/04	\$266,608	QUIT CLAIM DEED
003	354170	0130	3/1/05	\$468,000	RELOCATION - SALE BY SERVICE
003	354170	0130	2/25/05	\$468,000	RELOCATION - SALE TO SERVICE
003	433140	0075	2/19/04	\$185,000	Diagnostic Outlier-SAS
003	433140	0085	10/28/05	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433220	0115	6/3/04	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	447700	0075	4/21/03	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	447700	0260	3/18/03	\$295,000	TRADE
003	447700	0275	7/1/03	\$6,000	DORRatio
003	447700	0280	1/18/05	\$1,250,000	Diagnostic Outlier-Box Plot
003	447700	0300	2/10/05	\$469,500	Obsol
003	447700	0300	5/14/04	\$357,550	Obsol
003	610240	0030	5/10/04	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	610240	0080	3/16/04	\$362,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	632600	0045	5/3/05	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	632600	0195	9/22/05	\$415,000	Diagnostic Outlier-SAS
003	632600	0200	6/24/05	\$520,000	Diagnostic Outlier-SAS
003	632600	0285	4/6/05	\$481,100	RELOCATION - SALE BY SERVICE
003	632600	0285	4/4/05	\$481,100	RELOCATION - SALE TO SERVICE
003	632700	0015	9/20/05	\$429,000	Diagnostic Outlier-SAS
003	632700	0185	10/25/04	\$302,000	RELOCATION - SALE BY SERVICE
003	632700	0185	10/20/04	\$302,000	RELOCATION - SALE TO SERVICE
003	763240	0235	10/24/05	\$680,000	Diagnostic Outlier-SAS
003	763580	0960	2/18/04	\$104,312	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	763580	0991	6/7/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763580	1105	6/6/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	763580	1119	9/9/05	\$465,000	Diagnostic Outlier-SAS

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	763580	1220	8/9/05	\$705,501	Diagnostic Outlier-SAS
003	763580	1260	10/1/04	\$697,000	Diagnostic Outlier-SAS
003	763580	1413	8/22/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763740	0040	7/21/04	\$368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763740	0100	9/25/03	\$76,500	DORRatio
003	777380	0075	9/2/05	\$779,000	Diagnostic Outlier-SAS
003	777420	0010	12/5/05	\$578,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777420	0095	5/19/04	\$270,000	QUESTIONABLE PER SALES IDENTIFICATION
003	777420	0140	2/28/03	\$385,000	Diagnostic Outlier-SAS
003	777420	0232	12/30/03	\$240,000	RELOCATION - SALE BY SERVICE
003	777420	0232	12/30/03	\$240,000	RELOCATION - SALE TO SERVICE
003	777920	0060	5/27/05	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777920	0095	7/22/03	\$424,975	Diagnostic Outlier-SAS
003	777920	0145	3/14/03	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777920	0160	6/2/04	\$194,000	QUIT CLAIM DEED DORRatio
003	777920	0320	7/26/05	\$385,000	UnFinArea
003	778160	0100	4/13/05	\$1,400,000	Diagnostic Outlier-SAS
003	778160	0100	11/14/05	\$1,600,000	Diagnostic Outlier-SAS
003	778400	0155	10/7/04	\$200,000	QUIT CLAIM DEED DORRatio
003	778440	0070	11/17/03	\$389,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	783580	0017	1/16/04	\$104,697	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	783580	0045	5/13/03	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	783580	0047	12/15/03	\$344,000	Diagnostic Outlier-SAS
003	783580	0134	5/16/03	\$250,000	Diagnostic Outlier-SAS
003	783580	0141	10/13/04	\$258,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	783580	0192	9/9/03	\$200,000	Diagnostic Outlier-Residual
003	810300	0110	7/29/04	\$55,000	QUIT CLAIM DEED;
003	810360	0007	12/14/05	\$520,000	Diagnostic Outlier-SAS
003	810360	0007	4/21/05	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	810360	0036	4/2/04	\$294,950	UnFinArea
008	061600	0160	8/16/05	\$400,000	RELOCATION - SALE BY SERVICE
008	061600	0160	8/17/05	\$400,000	RELOCATION - SALE TO SERVICE
008	061600	0270	7/8/05	\$495,000	Diagnostic Outlier-SAS
008	061700	0095	4/11/03	\$51,198	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	061800	0055	8/25/04	\$570,000	UnFinArea
008	061900	0115	9/19/05	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	062204	9007	4/20/05	\$1,350,000	ImpCount
008	062204	9077	7/22/04	\$498,556	QUIT CLAIM DEED DORRatio
008	062204	9077	4/12/04	\$292,262	QUIT CLAIM DEED;
008	062204	9111	11/17/05	\$520,000	UnFinArea
008	062204	9112	1/6/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	062204	9120	1/28/03	\$970,000	Diagnostic Outlier-SAS
008	062204	9138	3/23/05	\$1,077,000	Obsol
008	151600	0010	3/8/05	\$337,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	182720	0240	12/10/03	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	182720	0415	11/20/03	\$660,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	210520	0018	7/29/04	\$419,000	RELOCATION - SALE BY SERVICE
008	210520	0018	7/29/04	\$419,000	RELOCATION - SALE TO SERVICE
008	236560	0015	12/8/03	\$405,000	Diagnostic Outlier-SAS
008	252303	9033	6/2/05	\$1,800,000	Diagnostic Outlier-SAS
008	252303	9039	12/19/03	\$999,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9077	11/22/05	\$1,075,000	Obsol
008	252303	9082	6/9/03	\$120,000	DORRatio
008	252303	9087	3/21/05	\$222,650	NON-REPRESENTATIVE SALE
008	252303	9148	3/16/05	\$387,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9149	11/30/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9157	4/28/04	\$265,000	ImpCount
008	252303	9289	1/4/05	\$100,000	QUIT CLAIM DEED;
008	262303	9024	7/5/05	\$1,899,000	Diagnostic Outlier-SAS
008	262303	9030	5/12/05	\$1,420,000	ImpCount
008	292760	0250	10/1/03	\$489,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	292760	0352	5/15/03	\$180,000	PrevImp<=25K
008	292760	0530	3/17/05	\$1,194,000	Diagnostic Outlier-SAS
008	292760	0690	9/1/05	\$850,000	Diagnostic Outlier-SAS
008	292960	0100	10/26/05	\$600,000	Diagnostic Outlier-SAS
008	293160	0010	7/8/05	\$386,000	Diagnostic Outlier-SAS
008	293360	0035	1/1/04	\$152,000	QUIT CLAIM DEED;
008	300180	0115	7/6/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	300180	0116	1/22/03	\$12,000	QUIT CLAIM DEED DORRatio
008	300180	0166	9/9/04	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9092	12/2/03	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9145	1/3/03	\$250,000	DORRatio
008	302304	9198	8/25/05	\$749,950	Diagnostic Outlier-SAS
008	302304	9234	9/10/03	\$589,919	SEGREGATION AND/OR MERGER
008	302304	9260	8/23/04	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	302304	9303	6/12/03	\$350,000	RELOCATION - SALE BY SERVICE
008	302304	9303	6/12/03	\$350,000	RELOCATION - SALE TO SERVICE
008	302304	9346	10/7/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	305580	0010	4/18/03	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	312304	9016	3/31/03	\$250,475	Diagnostic Outlier-SAS
008	312304	9100	1/22/03	\$354,000	Diagnostic Outlier-SAS
008	312304	9150	10/23/03	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	312304	9150	9/15/05	\$234,400	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	312304	9175	5/6/03	\$146,115	DORRatio
008	312304	9264	2/20/04	\$187,600	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	312304	9264	2/9/04	\$160,351	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	312304	9272	1/16/03	\$38,000	Obsol DORRatio
008	433460	0065	9/8/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433460	0075	7/22/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	433500	0010	4/21/04	\$277,000	QUESTIONABLE PER SALES IDENTIFICATION

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	433500	0050	9/27/04	\$283,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433500	0176	12/29/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	440680	0030	12/12/05	\$385,000	Diagnostic Outlier-SAS
008	440680	0065	5/26/05	\$180,000	Diagnostic Outlier-SAS
008	440680	0070	8/29/05	\$479,000	Diagnostic Outlier-SAS
008	507190	0075	11/23/04	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	507210	0035	2/4/03	\$318,500	Diagnostic Outlier-SAS
008	507230	0150	12/30/04	\$465,000	RELOCATION - SALE BY SERVICE
008	507230	0150	12/21/04	\$465,000	RELOCATION - SALE TO SERVICE
008	507242	0050	3/12/03	\$315,000	Diagnostic Outlier-SAS
008	509780	0190	5/6/03	\$523,000	RELOCATION - SALE BY SERVICE Obsol
008	509780	0190	5/6/03	\$523,000	RELOCATION - SALE TO SERVICE Obsol
008	512240	0160	11/24/03	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	610890	0010	2/26/04	\$500,000	DORRatio
008	611140	0065	10/25/05	\$499,950	Diagnostic Outlier-SAS
008	611340	0091	10/21/05	\$749,950	Obsol ActivePermitBeforeSale>25K
008	611340	0125	4/25/03	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611440	0070	7/5/05	\$685,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611440	0106	6/15/03	\$175,500	PARTIAL INTEREST (103, 102, Etc.);
008	611540	0009	6/27/03	\$149,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	611540	0240	7/27/04	\$193,334	QUIT CLAIM DEED;
008	611540	0267	8/26/03	\$100,000	DORRatio
008	611650	0098	5/29/03	\$251,000	NON-REPRESENTATIVE SALE
008	611650	0150	9/10/03	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	611650	0280	5/20/05	\$550,000	STATEMENT TO DOR;
008	611650	0456	3/11/04	\$178,987	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	611650	0456	3/11/04	\$147,350	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	611750	0015	9/16/03	\$198,344	CORPORATE AFFILIATES; QUIT CLAIM DEED DORRatio
008	611750	0025	9/28/05	\$769,500	Diagnostic Outlier-SAS
008	611750	0245	1/8/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	0546	11/4/05	\$2,100,000	Diagnostic Outlier-SAS
008	611750	0930	12/22/04	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1185	9/5/03	\$300,000	Diagnostic Outlier-Residual
008	611750	1470	6/20/03	\$287,500	Diagnostic Outlier-SAS
008	611750	1485	10/22/03	\$293,000	Diagnostic Outlier-SAS
008	611750	1490	1/27/03	\$331,000	Diagnostic Outlier-SAS
008	611750	1655	6/11/04	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1670	4/18/03	\$1,110,000	Obsol
008	611750	1680	3/4/03	\$702,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1780	6/13/03	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611750	1870	10/15/04	\$118,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	611750	2095	2/11/03	\$470,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	611750	2185	11/9/05	\$1,275,000	QUESTIONABLE PER SALES IDENTIFICATION
008	611750	2780	1/22/03	\$1,100,000	Diagnostic Outlier-SAS
008	611790	0250	7/22/05	\$720,000	TRADE

Improved Sales Removed from this Annual Update Analysis

Area 49

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	611860	0005	2/8/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	611920	0055	11/29/05	\$322,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611920	0070	11/7/05	\$525,000	RELOCATION - SALE BY SERVICE
008	611920	0070	11/7/05	\$525,000	RELOCATION - SALE TO SERVICE
008	612090	0100	8/7/03	\$271,000	Diagnostic Outlier-SAS
008	645620	0025	9/29/03	\$285,000	RELOCATION - SALE BY SERVICE
008	645620	0025	9/29/03	\$285,000	RELOCATION - SALE TO SERVICE
008	763120	0016	6/7/04	\$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	763120	0170	8/1/05	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	763120	0246	7/23/04	\$98,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	763120	0265	1/6/03	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	763180	0110	5/2/05	\$475,001	EXEMPT FROM EXCISE TAX Obsol
008	768040	0070	10/18/05	\$529,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	776470	0020	9/18/03	\$302,500	Diagnostic Outlier-SAS
008	789380	2380	7/11/03	\$339,000	Obsol
008	809600	0176	9/17/03	\$227,400	Diagnostic Outlier-Residual
008	885775	0020	5/3/04	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 49

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	122303	9015	6/29/05	147500	41605	N	N
3	242303	9182	8/9/05	55000	26136	N	N
3	447700	0240	11/4/03	4607	9720	N	N
3	763680	0170	2/4/05	270000	13200	Y	N
8	000120	0013	3/15/05	175000	20156	N	N
8	061700	0085	4/21/05	180000	14975	N	N
8	061700	0085	8/30/05	300000	14975	N	N
8	072204	9002	7/7/05	208000	51836	Y	Y
8	182720	0125	8/2/05	130000	15680	Y	N
8	182720	0130	9/5/05	99950	13720	Y	N
8	210520	0005	5/4/05	265000	17000	N	N
8	262303	9019	10/8/04	250000	5436	Y	Y
8	292760	0645	12/8/03	200000	11190	Y	N
8	292760	0680	2/16/05	89950	6967	Y	N
8	292860	0050	7/20/04	135000	11700	Y	N
8	292860	0350	8/11/04	99500	22200	Y	N
8	292960	0009	12/14/04	67500	17556	Y	N
8	302304	9389	11/9/04	180000	48585	N	N
8	312304	9087	12/14/05	500000	53602	Y	N
8	312304	9170	7/26/05	426000	31835	N	N
8	611140	0030	5/12/05	235000	10164	N	N
8	611140	0035	12/15/04	230000	9804	N	N
8	611340	0087	7/28/03	235000	15025	N	N
8	611340	0088	7/28/03	230000	15025	N	N
8	611750	1635	7/14/05	780000	28900	Y	Y

Vacant Sales Removed from this Annual Update Analysis
Area 49

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	132303	9012	3/24/03	132000	GOVERNMENT AGENCY;
3	250900	0110	9/8/03	41900	MULTI-PARCEL SALE;
3	547020	1455	1/4/03	1000	GOVERNMENT AGENCY; \$1,000 SALE OR LESS;
3	711000	0052	10/13/05	75000	DORRatio
3	763580	1182	3/17/04	165000	DORRatio
8	061700	0096	4/11/03	36075	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	062204	9031	4/11/03	2524	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	062204	9033	12/11/03	1720000	MULTI-PARCEL SALE;
8	182720	0070	11/20/03	125000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	252303	9037	9/1/04	324000	STATEMENT TO DOR;
8	292760	0680	10/3/04	75000	DORRatio
8	302304	9023	6/13/03	2000	DORRatio
8	645620	0006	8/30/04	50000	DORRatio



King County
Department of Assessments
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr